

THE GARRISON
珀玥

SALES BROCHURE
售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following-

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the “Pre-sale Consent” has been issued by the Lands Department for the development.

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority-

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts -

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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³ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及／或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修訂。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。

¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項-

(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方(包括其獲授權代表)就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向(不論是否屬明確選擇購樓意向)。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方(包括其獲授權代表)不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該—
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.caa.org.hk)，查閱牌照目錄。

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書、或地政總署署長的轉讓同意(視屬何種情況而定)。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址	: www.srpa.gov.hk
電話	: 2817 3313
電郵	: enquiry_srpa@hd.gov.hk
傳真	: 2219 2220

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611
地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596
香港地產建設商會	
電郵	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of Street at which the Development is situated and Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

28 Mei Tin Road*

*The above provisional street number is subject to confirmation when the Development is completed.

The Development consists of one multi-unit building.

Total Number of Storeys

23 storeys (excluding roof floor and upper roof floor)

Floor Numbering

B/F, G/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F, roof floor and upper roof floor

Omitted Floor Numbers

4/F, 13/F, 14/F and 24/F are omitted.

Refuge Floors

Not Applicable

The Development is an uncompleted development.

Estimated material date for the Development, as provided by the Authorized Person for the Development

29 March, 2019

“Material date” means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase. For the purpose of the Agreement for Sale and Purchase (under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase), without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

美田路28號*

*此臨時門牌號數有待差餉物業估價署在發展項目建成時確認。

發展項目包含一幢多單位的建築物。

樓層的總數

23層（不包括天台及上層天台）

樓層號數

地庫、地下至3樓、5樓至12樓、15樓至23樓、25樓、天台及上層天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓。

庇護層

不適用

發展項目屬未落成發展項目

由發展項目的認可人士提供的發展項目的預計關鍵日期

2019年3月29日

「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。為買賣合約的目的（根據批地文件，進行該項買賣，需獲地政總署署長同意），在不局限任何其他可用以證明該項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Polyland Development Limited

Holding Companies of the Vendor

Far East Consortium International Limited
Ample Bonus Limited
Far East Consortium (B.V.I.) Limited
Far East Consortium Limited

Authorized Person for the Development

Mr. Mok Ka Fai

The Firm or Corporation of which an Authorized Person for the Development is a Proprietor, Director or Employee in His or Her Professional Capacity

Ho & Partners Architects Engineers & Development Consultants Limited

Building Contractor for the Development

Win Win Way Construction Co., Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Woo Kwan Lee & Lo

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

Australia And New Zealand Banking Group Limited, Hong Kong Branch

Other person who has made a loan for the construction of the Development

Not Applicable

賣方

寶田發展有限公司

賣方之控權公司

Far East Consortium International Limited
Ample Bonus Limited
Far East Consortium (B.V.I.) Limited
遠東發展有限公司

發展項目的認可人士

莫家輝先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

何顯毅建築工程師樓地產發展顧問有限公司

發展項目的承建商

恆誠建築工程有限公司

就發展項目的住宅物業的出售而代表擁有人行事的律師事務所

胡關李羅律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

澳新銀行集團有限公司（香港分行）

已為發展項目的建造提供貸款的其他人

不適用

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development. 賣方或該項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	No 否
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will NOT be curtain walls forming part of the enclosing walls of the Development.

Range of thickness of the curtain wall of the building: N/A

The total area of the curtain wall of each residential property: N/A

There will NOT be non-structural prefabricated external walls forming part of the enclosing walls of the Development.

Range of thickness of the non-structural prefabricated external walls: N/A

The total area of the non-structural prefabricated external walls of each residential property: N/A

發展項目將沒有構成圍封牆的一部分的幕牆。

建築物的幕牆的厚度範圍：不適用

每個住宅物業的幕牆的總面積：不適用

發展項目將沒有構成圍封牆的一部分的非結構的預製外牆。

建築物的非結構的預製外牆的厚度範圍：不適用

每個住宅物業的非結構的預製外牆的總面積：不適用

INFORMATION ON PROPERTY MANAGEMENT

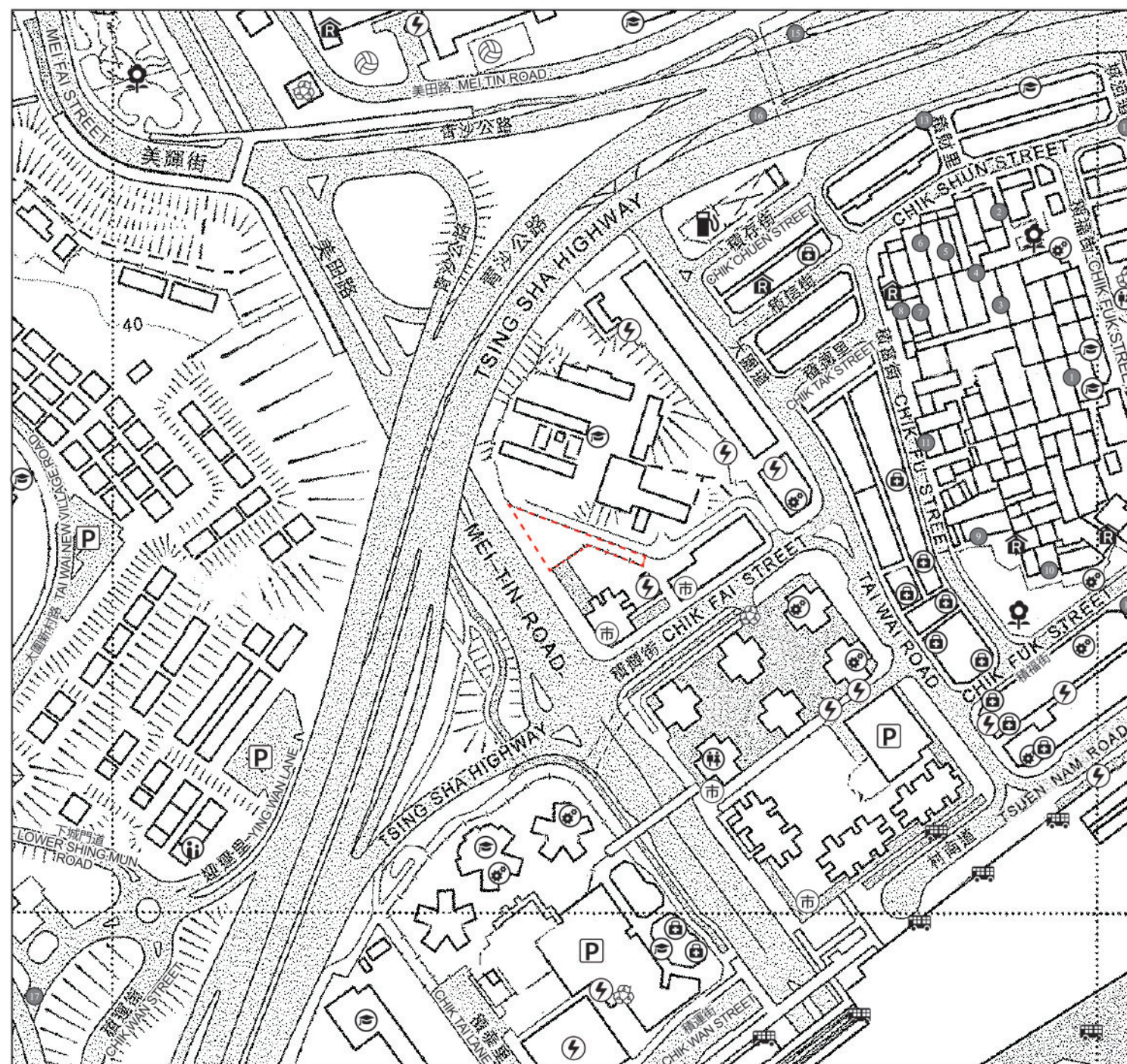
物業管理的資料

Jones Lang LaSalle Management Services Limited will be appointed as the Manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

根據發展項目公契的最新擬稿，仲量聯行物業管理有限公司將獲委任為發展項目的管理人。

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Location of the Development
發展項目的位置

比例尺 Scale
metres 米 0 50 100 150 200 250



Notes :

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

NOTATION

圖例

- | | |
|--|---|
| Public Carpark (including Lorry Park)
公眾停車場 (包括貨車停泊處) | Petrol Filling Station
油站 |
| Public Park
公園 | Public Convenience
公廁 |
| Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站) | Religious Institution
(including Church, Temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
| Public Utility Installation
公用事業設施裝置 | Public Transport Terminal (including Rail Station)
公共交通總站 (包括鐵路車站) |
| Sports Facilities (including Sports Ground and Swimming Pool)
體育設施 (包括運動場及游泳池) | Market (including Wet Market and Wholesale Market)
市場 (包括濕貨市場及批發市場) |
| Refuse Collection Point
垃圾收集站 | School (including Kindergarten)
學校 (包括幼稚園) |
| Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
社會福利設施 (包括老人中心及弱智人士護理院) | Clinic
診療所 |

Street name(s) not shown in full in the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名：

- | | | | |
|---------------------------------|----------------------------------|------------------------------------|--|
| 1 大圍第一街
FIRST STREET TAI WAI | 2 大圍第二街
SECOND STREET TAI WAI | 3 大圍第三街
THIRD STREET TAI WAI | 4 大圍第四街
FOURTH STREET TAI WAI |
| 5 大圍第五街
FIFTH STREET TAI WAI | 6 大圍第六街
SIXTH STREET TAI WAI | 7 大圍第七街
SEVENTH STREET TAI WAI | 8 大圍第八街
EIGHTH STREET TAI WAI |
| 9 大圍第九街
NINTH STREET TAI WAI | 10 大圍第十街
TENTH STREET TAI WAI | 11 大圍西巷
WEST LANE TAI WAI | 12 城河路
SHING HO ROAD |
| 13 積財里
CHIK CHOI LANE | 14 積祿里
CHIK LUK LANE | 15 城門隧道公路
SHING MUN TUNNEL ROAD | 16 大埔公路 - 大圍段
TAI PO ROAD - TAI WAI |

The above Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 7-SW-D dated 10th September 2018 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No.53/2018.

上述所在位置圖是參考地政總署測繪處日期為2018年9月10日之測繪圖(編號7-SW-D)並由賣方擬備，有需要處經修正處理。

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號53/2018。

備註：

- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● Location of the Development
發展項目的位置



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E038601C, date of flight 23rd March 2018.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E038601C，飛行日期：2018年3月23日。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Note :

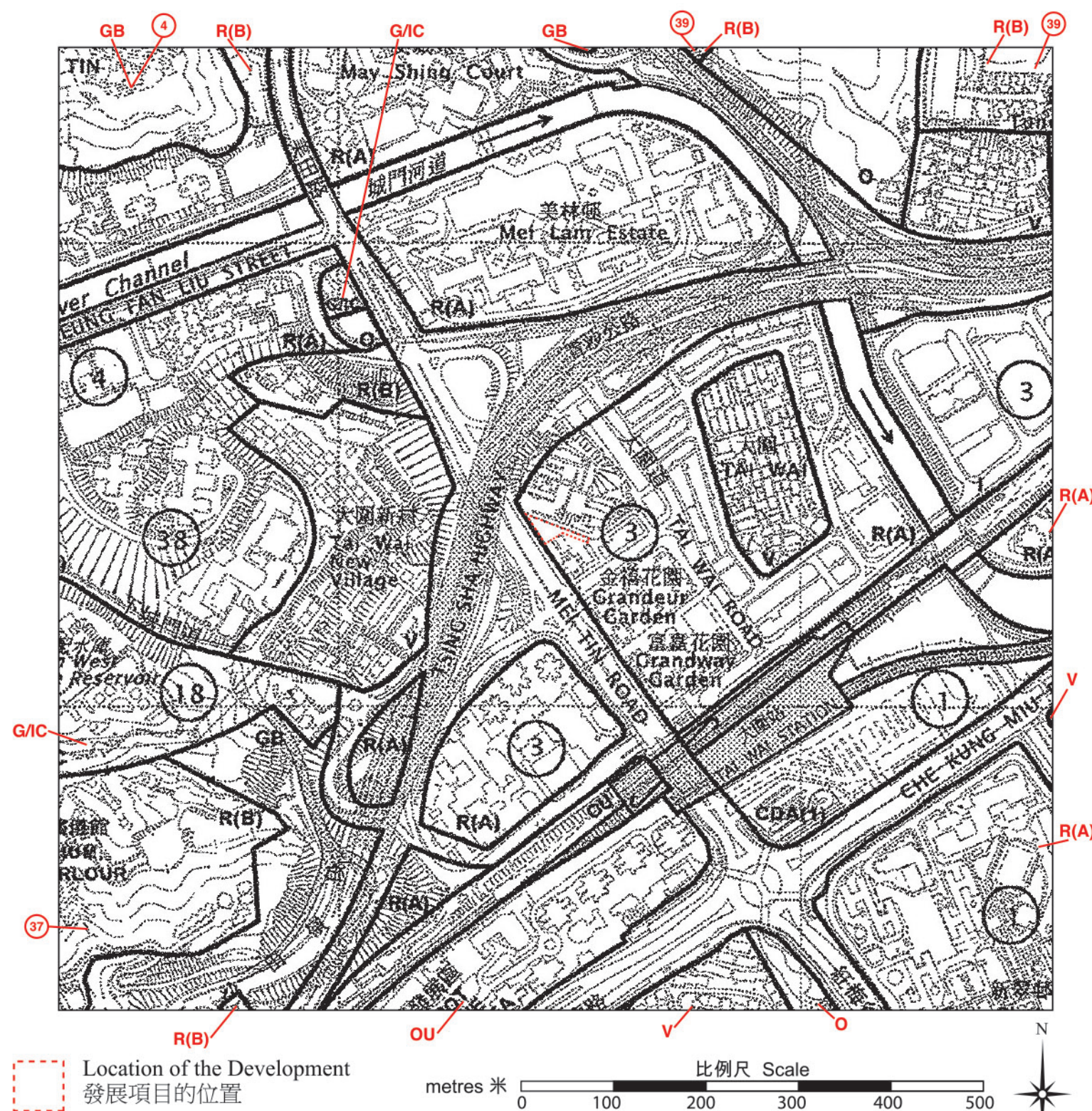
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Notes :

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

Adopted from part of the Approved Sha Tin Outline Zoning Plan No. S/ST/34, gazetted on 8th June 2018, with adjustments where necessary as shown in red.

摘錄自2018年6月8日刊憲之沙田分區計劃大綱核准圖，編號為S/ST/34，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）
RAILWAY AND STATION (ELEVATED)		鐵路及車站（高架）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS

PLANNING AREA NUMBER	①	規劃區編號
----------------------	---	-------

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖

The estimated date of completion of the building and facilities within the Development (note: i.e. issue of the occupation permit) as provided by the Authorized Person for the Development: 30th September 2018.

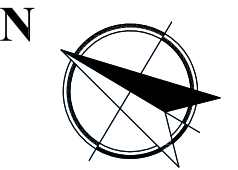
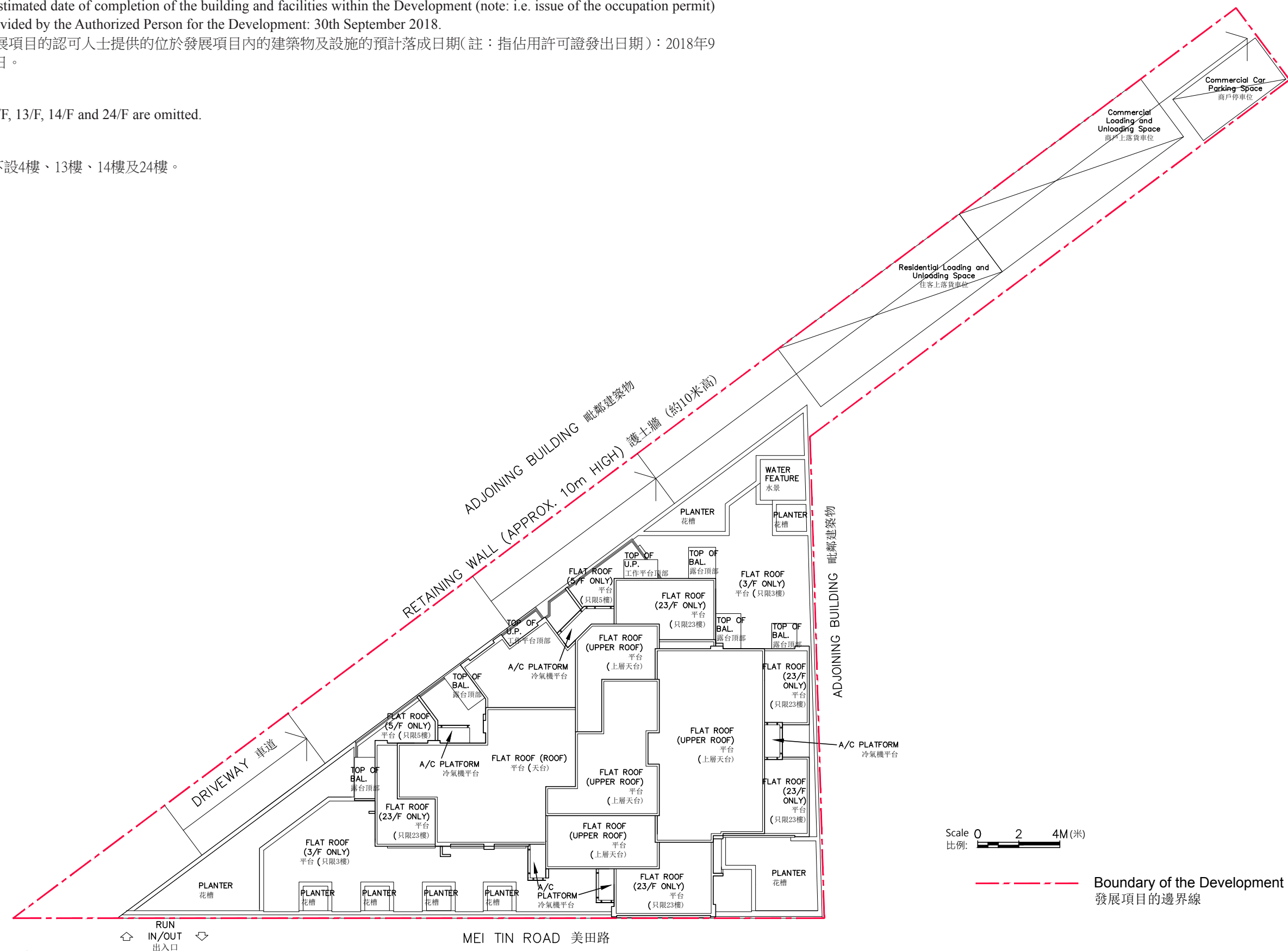
由發展項目的認可人士提供的位於發展項目內的建築物及設施的預計落成日期(註：指佔用許可證發出日期)：2018年9月30日。

Note:

- 4/F, 13/F, 14/F and 24/F are omitted.

附註:

- 不設4樓、13樓、14樓及24樓。



Scale 0 2 4M(米)
比例:

Boundary of the Development
發展項目的邊界線

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

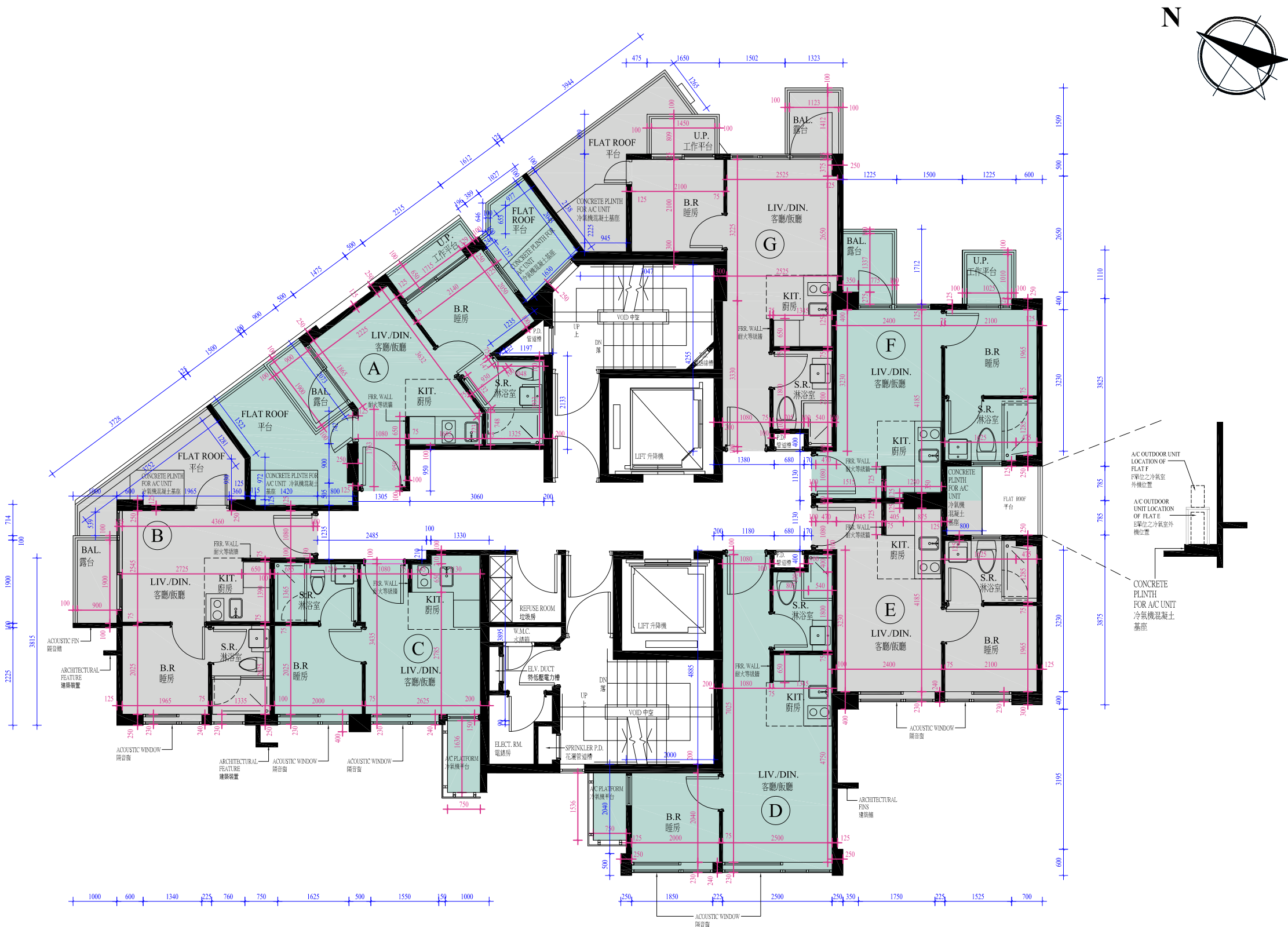
發展項目的住宅物業的樓面平面圖

5/F Floor Plan 五樓樓面平面圖

- Note:
1. The dimensions on the floor plans are all structural dimensions in millimetre.
 2. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 5/F of the Development is 3150mm.
 3. As provided in the approved building plans for the Development, the thicknesses of the floor slabs (excluding plaster) of each residential property on 5/F of the Development is 125mm.
 4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 附註:
1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 按發展項目的經批准的建築圖則所規定者，發展項目5樓每個住宅物業的層與層之間的高度為3150毫米。
 3. 按發展項目的經批准的建築圖則所規定者，發展項目5樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米。
 4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Scale 0 2 4M(米)
比例:



Legends of Floor Plan 樓面平面圖圖例：

A/C PLATFORM = Air-conditioning Platform 冷氣機平台 ACOUSTIC FIN = 隔音簷 ACOUSTIC WINDOW = 隔音窗 ARCHITECTURAL FEATURE = 建築裝置 ARCHITECTURAL FIN = 建築簷 B.R. = Bedroom 睡房 BAL. = Balcony 露台 CONCRETE PLINTH FOR A/C UNIT = Concrete Plinth for Air-conditioning Unit 冷氣機混凝土基座 DN = Down 落 ELECT. RM. = Electric Meter Room 電錶房 ELV. DUCT = Extra-low Voltage Duct 特低壓電力槽 FLAT ROOF = 平台 FRR. WALL = Fire Resistant Rating Wall 耐火等級牆 KIT. = Kitchen 廚房 LIFT = 升降機 LIV./DIN. = Living Room/Dining Room 客廳/飯廳 P.D. = Pipe Duct 管道槽 REFUSE ROOM = 垃圾房 S.R. = Shower Room 淋浴室 SPRINKLER P.D. = Sprinkler Pipe Duct 花灑管道槽 T.D. = Telephone Duct 電話線槽 UP = 上 U.P. = Utility Platform 工作平台 VOID = 中空 W.M.C. = Water Meter Cabinet 水錶箱

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F - 12/F, 15/F - 22/F Floor Plan

六樓至十二樓、十五樓至二十二樓樓面平面圖

Note:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 6/F-12/F, 15/F - 22/F of the Development is 3150mm.
3. As provided in the approved building plans for the Development, the thicknesses of the floor slabs (excluding plaster) of each residential property on 6/F-12/F, 15/F-22/F of the Development is 125mm.
4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

附註:

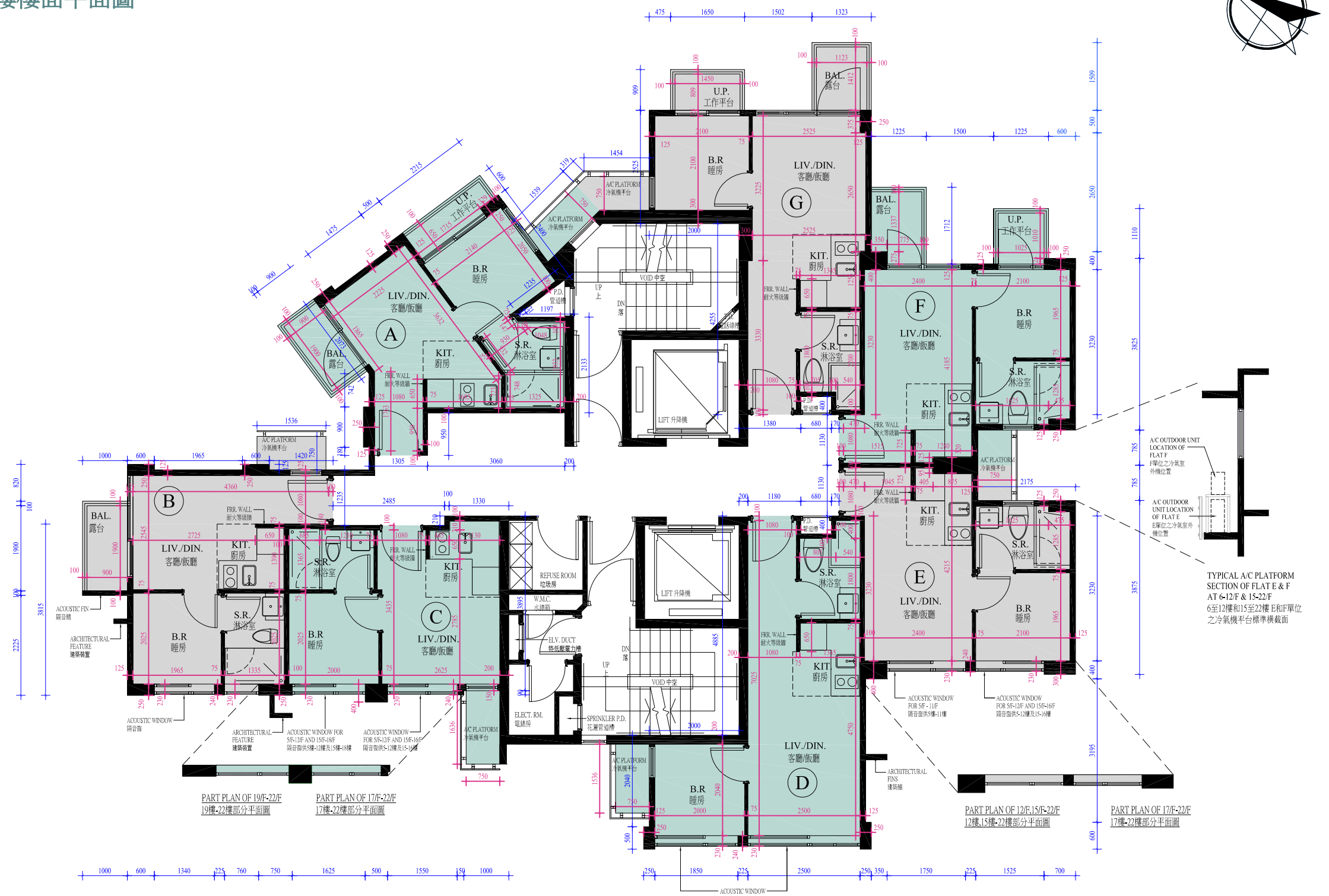
1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 按發展項目的經批准的建築圖則所規定者，發展項目6樓至12樓、15樓至22樓每個住宅物業的層與層之間的高度為3150毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目6樓至12樓、15樓至22樓每個住宅物業的樓板（不包括灰泥）的厚度為125毫米。
4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Scale 0 2 4M(米)

比例: 1:100

Legends of Floor Plan 樓面平面圖圖例:

A/C PLATFORM = Air-conditioning Platform 冷氣機平台 ACOUSTIC FIN = 隔音簷 ARCHITECTURAL FEATURE = 建築裝置 ARCHITECTURAL FINS = 建築簷 B.R. = Bedroom 睡房 BAL. = Balcony 露台 DN = Down 落 ELECT. RM. = Electric Meter Room 電錶房 ELV. DUCT = Extra-low Voltage Duct 特低壓電力槽 FRR. WALL = Fire Resistant Rating Wall 耐火等級牆 KIT. = Kitchen 廚房 LIFT = 升降機 LIV./DIN. = Living Room/Dining Room 客廳/飯廳 P.D. = Pipe Duct 管道槽 REFUSE ROOM = 垃圾房 S.R. = Shower Room 淋浴室 SPRINKLER P.D. = Sprinkler Pipe Duct 花灑管道槽 T.D. = Telephone Duct 電話線槽 UP = 上 U.P. = Utility Platform 工作平台 VOID = 中空 W.M.C. = Water Meter Cabinet 水錶箱



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

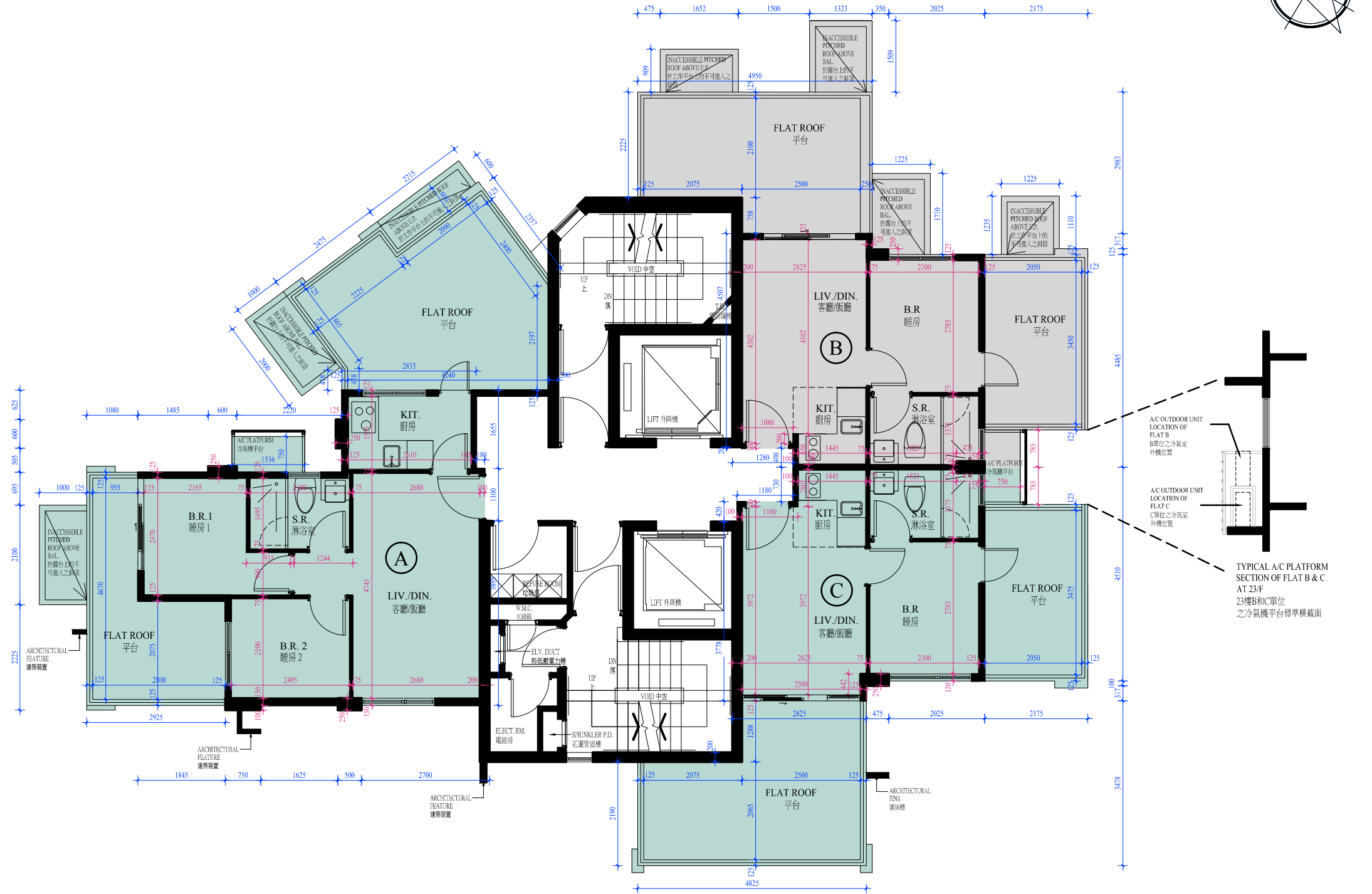
23/F Floor Plan 二十三樓樓面平面圖

Note:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 23/F of the Development is 3150mm.
3. As provided in the approved building plans for the Development, the thicknesses of the floor slabs (excluding plaster) of each residential property on 23/F of the Development is 125mm.
4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

附註:

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 按發展項目的經批准的建築圖則所規定者，發展項目23樓每個住宅物業的層與層之間的高度為3150毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目23樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米。
4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。



Scale 0 2 4M(米)
比例:

Legends of Floor Plan 樓面平面圖圖例:

A/C PLATFORM = Air-conditioning Platform 冷氣機平台 ARCHITECTURAL FEATURE = 建築裝置 ARCHITECTURAL FINS = 建築鰭 B.R. = Bedroom 睡房 B.R. 1 = Bedroom 1 睡房1 B.R. 2 = Bedroom 2 睡房2 DN = Down 落 ELECT. RM. = Electric Meter Room 電錶房 ELV. DUCT = Extra-low Voltage Duct 特低壓電力槽 FLAT ROOF = 平台 FRR. WALL = Fire Resistant Rating Wall 耐火等級牆 INACCESSIBLE PITCHED ROOF ABOVE BAL. = Inaccessible Pitched Roof above Balcony 於露台上的不可進入之斜頂 INACCESSIBLE PITCHED ROOF ABOVE U.P. = Inaccessible Pitched Roof above Utility Platform 於工作平台上的不可進入之斜頂 KIT. = Kitchen 廚房 LIFT = 升降機 LIV./DIN. = Living Room/Dining Room 客廳/飯廳 P.D. = Pipe Duct 管道槽 REFUSE ROOM = 垃圾房 S.R. = Shower Room 淋浴室 SPRINKLER P.D. = Sprinkler Pipe Duct 花灑管道槽 T.D. = Telephone Duct 電話線槽 UP = 上 VOID = 中空 W.M.C. = Water Meter Cabinet 水錶箱

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

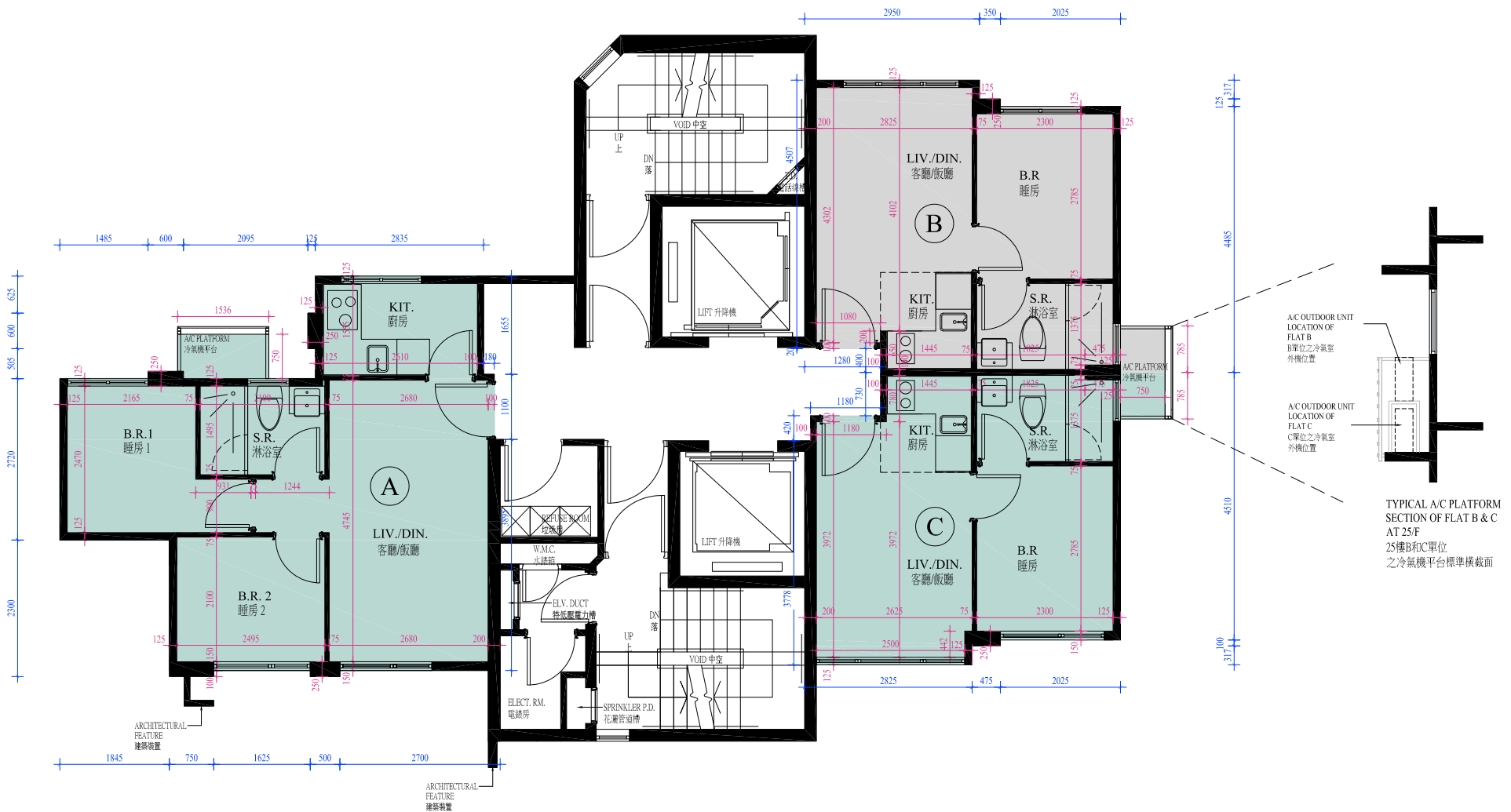
25/F Floor Plan 二十五樓樓面平面圖

Note:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 25/F of the Development is 3150mm.
3. As provided in the approved building plans for the Development, the thicknesses of the floor slabs (excluding plaster) of each residential property on 25/F of the Development is 125mm.
4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

附註:

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 按發展項目的經批准的建築圖則所規定者，發展項目25樓每個住宅物業的層與層之間的高度為3150毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目25樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米。
4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。



Scale 0 2 4M(米)
比例:

Legends of Floor Plan 樓面平面圖圖例:

A/C PLATFORM = Air-conditioning Platform 冷氣機平台 ARCHITECTURAL FEATURE = 建築裝置 B.R. = Bedroom 睡房 B.R. 1 = Bedroom 1 睡房1 B.R. 2 = Bedroom 2 睡房2 DN = Down 落 ELECT. RM. = Electric Meter Room 電錶房 ELV. DUCT = Extra-low Voltage Duct 特低壓電力槽 FRR. WALL = Fire Resistant Rating Wall 耐火等級牆 KIT. = Kitchen 廚房 LIFT = 升降機 LIV./DIN. = Living Room/Dining Room 客廳/飯廳 P.D. = Pipe Duct 管道槽 REFUSE ROOM = 垃圾房 S.R. = Shower Room 淋浴室 SPRINKLER P.D. = Sprinkler Pipe Duct 花灑管道槽 T.D. = Telephone Duct 電話線槽 UP = 上 VOID = 中空 W.M.C. = Water Meter Cabinet 水錶箱

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

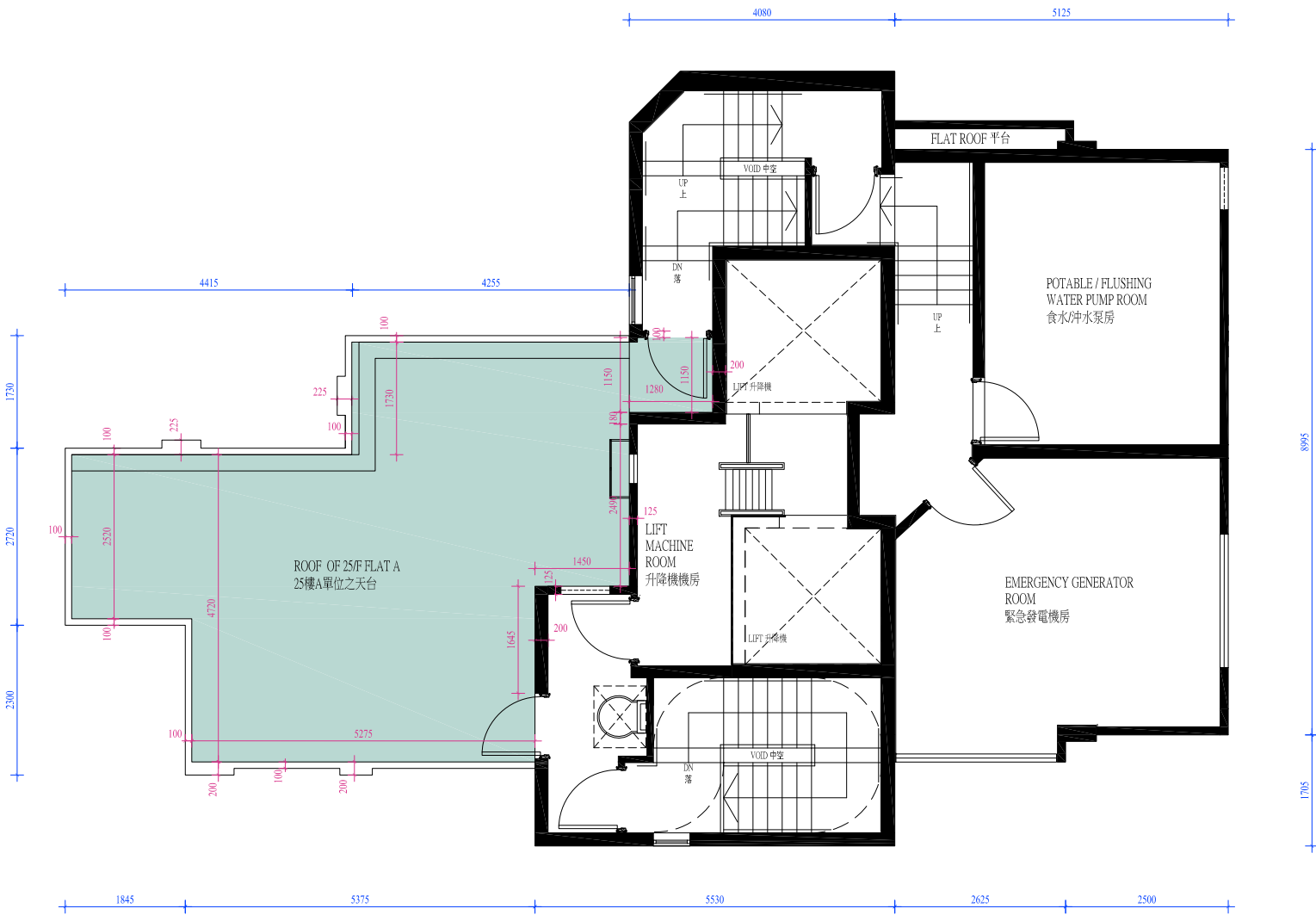
Roof Floor Floor Plan 天台樓面平面圖

Note:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on Roof Floor of the Development: Not applicable.
3. As provided in the approved building plans for the Development, the thicknesses of the floor slabs (excluding plaster) of each residential property on Roof Floor of the Development: Not applicable.
4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

附註:

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 按發展項目的經批准的建築圖則所規定者，發展項目天台每個住宅單位的層與層之間的高度：不適用。
3. 按發展項目的經批准的建築圖則所規定者，發展項目天台每個住宅物業的樓板(不包括灰泥)的厚度：不適用。
4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。



Scale 0 2 4M(米)
比例:

Legends of Floor Plan 樓面平面圖圖例：
DN = Down 落 EMERGENCY GENERATOR ROOM = 緊急發電機房 FLAT ROOF = 平台 LIFT = 升降機 LIFT MACHINE ROOM = 升降機機房 POTABLE/FLUSHING WATER PUMP ROOM = 食水/沖水泵房 UP = 上 VOID = 中空

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	--	--	--	9.538 (103)	--	--	--	--	--	--
	B	21.117 (227) 露台 Balcony: 2 (22) 工作平台 Utility Platform: -	--	--	--	4.71 (51)	--	--	--	--	--	--
	C	18.653 (201) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--
	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--
	E	20.573 (221) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--
	F	24.011 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	--	--	--	--	--	--	--	--	--	--
	G	27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	--	--	--	5.878 (63)	--	--	--	--	--	--

The saleable area of each residential property and the floor area of every balcony or utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note:

- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部份的每一露台或工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算出來的。構成住宅物業的一部份的其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算出來的。

備註：

- 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
- 不設4樓、13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F - 22/F (omitted 13/F and 14/F) 6樓 - 22樓 (不設13樓及14樓)	A	23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	--	--	--	--	--	--	--	--	--	--
	B	21.117 (227) 露台 Balcony: 2 (22) 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--
	C	18.653 (201) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--
	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--
	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--
	F	23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	--	--	--	--	--	--	--	--	--	--
	G	27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	--	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of every balcony or utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Note:
- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
 - 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部份的每一露台或工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算出來的。構成住宅物業的一部份的其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算出來的。

- 備註：
- 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
 - 不設4樓、13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
23/F 23樓	A	37.538 (404) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	23.387 (252)	--	--	--	--	--	--
	B	24.714 (266) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	18.575 (200)	--	--	--	--	--	--
	C	24.265 (261) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	19.791 (213)	--	--	--	--	--	--
25/F 25樓	A	37.538 (404) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	41.319 (445)	--	--	--
	B	24.714 (266) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--
	C	24.265 (261) 露台 Balcony: - 工作平台 Utility Platform: -	--	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of every balcony or utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note:

- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部份的每一露台或工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算出來的。構成住宅物業的一部份的其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算出來的。

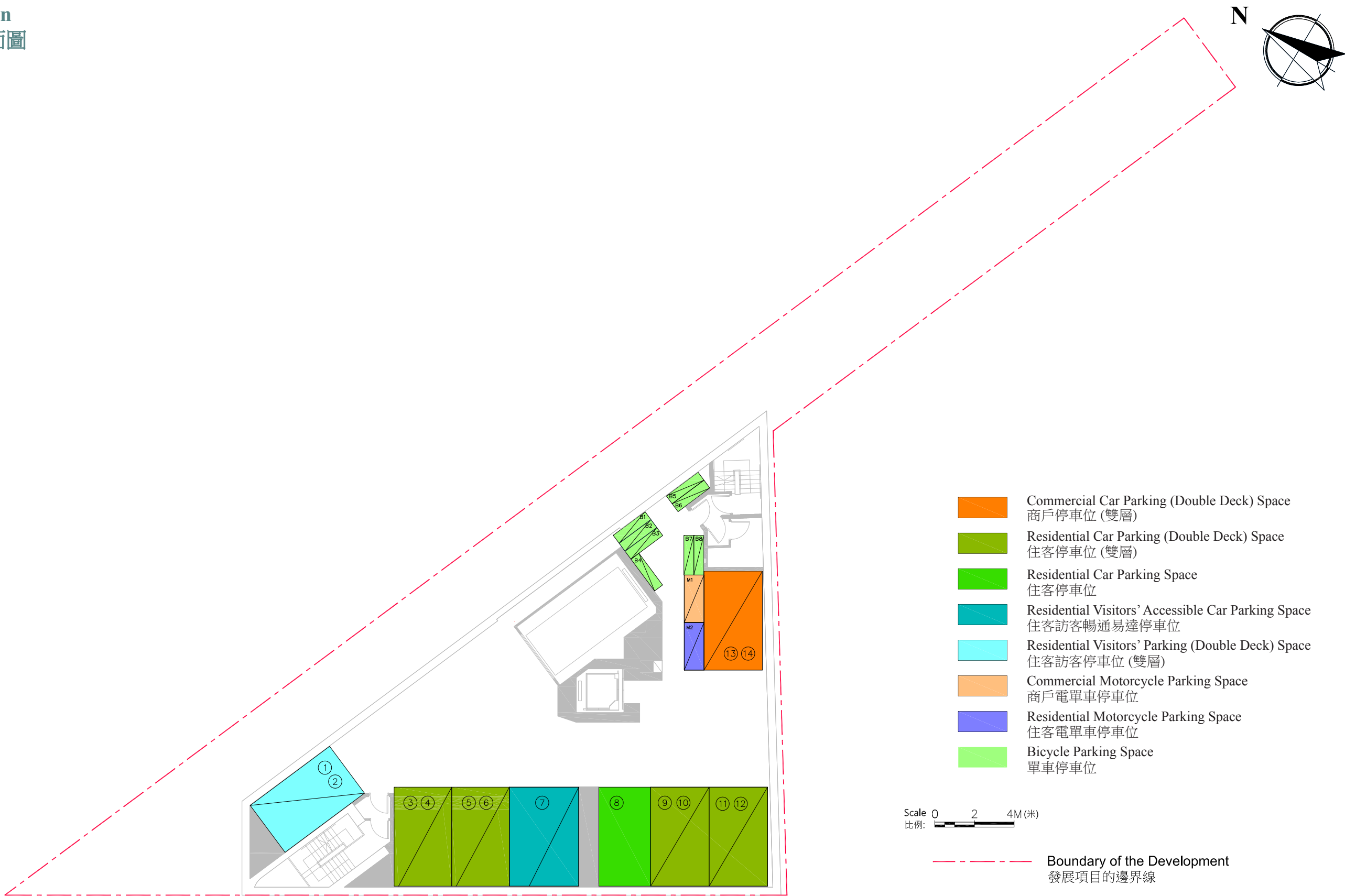
備註：

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- 不設4樓、13樓、14樓及24樓。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

B/F Floor Plan
地庫樓面平面圖



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

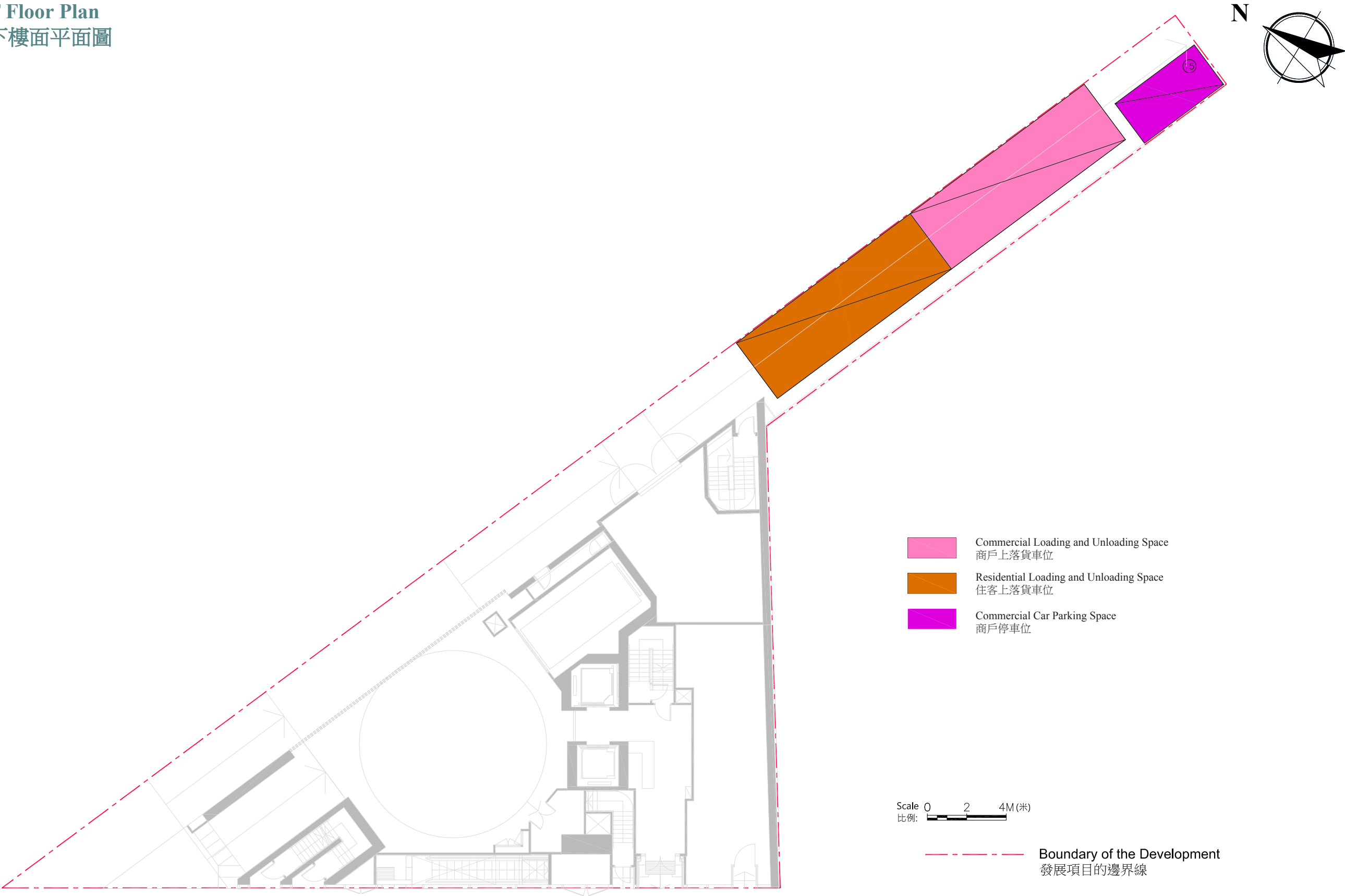
B/F Floor Plan
地庫樓面平面圖

Category of parking space 停車位類別	Location 位置	Nos. 數目	Dimensions (L x W) (m) 尺寸(長 x 寬)(米)	Area of each parking space (sq. m.) 每個停車位面積(平方米)
Commercial Car Parking (Double Deck) Space 商戶停車位 (雙層)	B/F 地庫	2	5.0 x 2.5	12.5
Commercial Motorcycle Parking Space 商戶電單車停車位	B/F 地庫	1	1.0 x 2.4	2.4
Bicycle Parking Space 單車停車位	B/F 地庫	8	1.5 x 0.5	0.75
Residential Car Parking Space 住客停車位	B/F 地庫	1	5.0 x 2.5	12.5
Residential Car Parking (Double Deck) Space 住客停車位 (雙層)	B/F 地庫	8	5.0 x 2.5	12.5
Residential Visitors' Accessible Car Parking Space 住客訪客暢通易達停車位	B/F 地庫	1	5.0 x 3.5	17.5
Residential Visitors' Parking (Double Deck) Space 住客訪客停車位 (雙層)	B/F 地庫	2	5.0 x 2.5	12.5
Residential Motorcycle Parking Space 住客電單車停車位	B/F 地庫	1	1.0 x 2.4	2.4

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

G/F Floor Plan
地下樓面平面圖



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

G/F Floor Plan

地下樓面平面圖

Category of parking space 停車位類別	Location 位置	Nos. 數目	Dimensions (L x W) (m) 尺寸(長 x 寬)(米)	Area of each parking space (sq. m.) 每個停車位面積(平方米)
Commercial Loading and Unloading Space 商戶上落貨車位	G/F 地下	1	11.0 x 3.5	38.5
Residential Loading and Unloading Space 住客上落貨車位	G/F 地下	1	11.0 x 3.5	38.5
Commercial Car Parking Space 商戶停車位	G/F 地下	1	5.0 x 2.5	12.5

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- | | |
|--|--|
| <p>1. A preliminary deposit of 5% is payable on the signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”).</p> <p>2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the Owner (i.e. Polyland Development Limited), as stakeholders.</p> <p>3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:</p> <ul style="list-style-type: none">(i) that Preliminary Agreement is terminated;(ii) the preliminary deposit is forfeited; and(iii) the Owner does not have any further claim against the purchaser for the failure. | <p>1. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金。</p> <p>2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人(即寶田發展有限公司)行事的律師事務所以保證金保存人的身份持有。</p> <p>3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：</p> <ul style="list-style-type: none">(i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。 |
|--|--|

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The draft Deed of Mutual Covenant and Management Agreement (“**DMC**”) of the Development provides that: -

A. Common Parts of the Development

1. “Common Areas and Facilities” means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities (all as defined below) and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed(s) (as defined below).
2. “Development Common Areas and Facilities” means and includes:-
 - (a) parts of the Development which are intended for common use and benefit of the Development including but not limited to such parts of the external walls of the Development (other than those forming part of a Unit) which are for the purpose of identification only shown and coloured Orange on the elevation plans certified by the Authorized Person and annexed to the DMC, driveways, ramps, car lift, turn table, refuse storage and material recovery chamber, transformer room, car lift machine room, switch room, main switch room, potable flushing up feed pump room, fire service and sprinkler pump room, flat roofs (other than those forming part of a Unit), office for Owners’ Committee (if any) or Owners’ Corporation (when formed), telecommunication broadcasting equipment room and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank (if any) and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development; which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Orange on the plans certified by the Authorized Person and annexed to the DMC;
 - (b) and such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development as may from time to time designated as Development Common Areas and Facilities in accordance with the DMC;
 - (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development :-
 - (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and/or
 - (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344);but excluding :-
 - (i) the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities; and
 - (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
3. “Residential Common Areas and Facilities” means and includes those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, residents and tenants of the Residential Units and the bona fide guests, visitors or invitees thereof, includes but not limited to such parts of the external walls of the Residential Accommodation which are for the purpose of identification only shown and coloured Yellow on the elevation plans certified by the Authorized Person and annexed to the DMC, Non-structural Acoustic Fins, Recreational Areas and Facilities, Residential Visitors’ Accessible Car Parking Space, Residential Visitors’ Parking (Double Deck) Spaces together with the Mechanical Parking System forming part thereof, Bicycle Parking Spaces, residential loading and unloading space, mail boxes, and such of the passages, stairways, entrances, landings, entrance hall, watchmen counter, refuse rooms, electrical rooms, flat roofs and air-conditioning platforms (other than those forming part of a Residential Unit) and such of the lifts (including accessible lift), lift shafts, lift lobbies, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Units and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development for common use and benefit of the Residential Accommodation in accordance with the DMC which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Red on the plans certified by Authorized Person and annexed to the DMC;
but excluding :-
 - (i) the Development Common Areas and Facilities and the Commercial Common Areas and Facilities; and
 - (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
4. “Commercial Common Areas and Facilities” means and includes the Commercial Loading and Unloading Space and such common parts (if any) in the Commercial Accommodation serving the Commercial Units and such facilities, services, systems and devices serving the Commercial Units not intended to be exclusively used by any one of the Owners of the Commercial Units to be designated where appropriate in a Sub-Deed (if any) in respect of the Commercial Units or part thereof but excluding the Development Common Areas and Facilities and the Residential Common Areas and Facilities.
5. “Sub-Deed” means a Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of the Development setting forth the rights and obligations of any component part of the Development and “Sub-Deeds” shall be construed accordingly.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. Number of Undivided Shares assigned to each residential property in the Development

Allocation of Undivided Shares

Undivided Shares for each Flat Flat Floor	A	B	C	D	E	F	G	Sub-total
5/F	243/33,150	216/33,150	187/33,150	249/33,150	206/33,150	240/33,150	281/33,150	1,622/33,150
6/F-12/F, 15/F-22/F	233/33,150	211/33,150	187/33,150	249/33,150	206/33,150	240/33,150	275/33,150	24,015/33,150
23/F	399/33,150	266/33,150	262/33,150	-	-	-	-	927/33,150
25/F	417/33,150	247/33,150	243/33,150	-	-	-	-	907/33,150
								27,471/33,150

C. Terms of years for which the Manager of the Development is appointed

6. The Manager of the Development will be appointed for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

D. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

7. Each Owner of the Residential Units shall contribute towards the management expenses monthly in advance a contribution equal to 1/12th of the management expenses payable by that Owner for that year on the first day of each calendar month.
8. The Owners of the Residential Units shall contribute towards the management expenses in the following manner:
- (a) Each Owner shall pay for every Management Share allocated to any Units of which he is the Owner a fraction of the total amount assessed under the first part (Development Common Areas and Facilities) of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares of all the Units in the Development.
- (b) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (a) above shall in respect of each Management Share allocated to a Residential Unit of the Residential Tower of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part (Residential Common Areas and Facilities) of the annual adopted budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Management Shares allocated to all the Residential Units.

SUMMARY OF DEED OF MUTUAL COVENANT

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(c) For the allocation of Management Shares to each Residential Unit, please refer to the table below.
Allocation of Management Shares

Management Shares for each Flat Flat Floor	A	B	C	D	E	F	G	Sub-total
5/F	243/33,050	216/33,050	187/33,050	249/33,050	206/33,050	240/33,050	281/33,050	1,622/33,050
6/F-12/F, 15/F-22/F	233/33,050	211/33,050	187/33,050	249/33,050	206/33,050	240/33,050	275/33,050	24,015/33,050
23/F	399/33,050	266/33,050	262/33,050	-	-	-	-	927/33,050
25/F	417/33,050	247/33,050	243/33,050	-	-	-	-	907/33,050
								27,471/33,050

E. Basis on which the Management Fee Deposit is fixed

9. The amount of management fee deposit payable by each Owner is equivalent to three months' monthly management contribution payable in respect of the Unit of which he is the Owner.

F. Area (if any) in the Development retained by the owner for its own use

10. Not applicable.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目公契及管理協議擬稿(「公契」)有下述條文：-

A. 發展項目的公用部分

1. 「公用地方及設施」統指發展項目公用地方及設施、住宅公用地方及設施及商業公用地方及設施(全部定義見下文)及在任何副公契(定義見下文)中指定為公用地方及設施的發展項目的所有該等部分及設施。
2. 「發展項目公用地方及設施」指並包括：-
 - a. 擬供發展項目共同使用與享用的發展項目部分，包括但不限於發展項目的外牆(除構成單位之部份外)，在公契附錄經認可人士核實的立面圖上用橙色顯示，僅供識別，行車道、斜坡、汽車升降機、轉盤、垃圾儲存及物料回收房、變壓器房、汽車升降機機房、電掣房、總電掣房、食水供應泵房、消防及灑水泵房、平台(除構成單位之部份外)、業主委員會(如有)或業主立案法團(如成立)辦事處、電訊及廣播設備室及排水渠、渠道、總喉、污水渠、食水及鹹水儲水箱、食水及鹹水進水口及總喉、雨水儲水箱(如有)及排水接口、接收電視及電台廣播的公用電視及無線電系統、電訊及廣播分導網絡、有線電視系統(如有)、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施(不論是否有上套管)、樹木、灌木及其他植物及草木、燈柱及其他照明裝置、消防及滅火設備及裝置、保安系統及裝置、通風系統及在發展項目內安裝或提供擬供發展項目共同使用與享用的任何其他機械系統、裝置或設施，(如可以在圖則上識別及顯示)在公契附錄經認可人士核實的圖則上用橙色顯示，僅供識別；
 - b. 以及不時根據公契劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施；
 - c. 若沒有特別在以上第(a)及(b)段規定，則為以下在該地段及發展項目內的其他部分：-
 - (i) 建築物管理條例(第344章)第2條列明的「公用部分」定義第(a)段涵蓋的發展項目的任何部分；及/或
 - (ii) 建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344章)第2條列明的「公用部分」定義第(b)段的任何部分；但不包括：-
 - (i) 住宅公用地方及設施和商業公用地方及設施；及
 - (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。
3. 「住宅公用地方及設施」指並包括發展項目內擬供住宅單位的業主、住客及租客和真實的來賓、訪客或獲邀人士共同使用與享用的住宅樓宇部分，包括但不限於住宅樓宇的外牆部分，在公契附錄經認可人士核實的立面圖上用黃色顯示，僅供識別，非結構隔聲簷、康樂區及設施、住宅訪客暢通易達車位、住宅訪客(雙層)車位連同構成其部分之機械泊車系統、單車車位、住宅上落貨車位、郵箱及通道、樓梯、入口、樓梯台、入口大堂、警衛室、垃圾房、電力室、平台及冷氣機平台(除構成住宅單位之部份外)，以及升降機(包括暢通易達升降機)、升降機槽、升降機大堂、天線、儀錶、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總喉、電線、電纜和供應食水或鹹水、污水、煤氣、電力及其他服務給住宅樓宇的其他設施(不論是否有上套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及設施、消防及滅火設備及裝置、保安系統及裝置、通風系統及在發展項目內提供或安裝擬供住宅單位的業主、住客或租客和他們真實的來賓、訪客或獲邀人士共同使用與享用的其他範圍及任何其他系統、裝置或設施及在發展項目內擬供住宅樓宇根據公契共同使用與享用的該地段內其他範圍及其他系統、裝置及設施，(如可以在圖則上顯示)在公契附錄經認可人士核實的圖則上用黃色及紅色顯示，僅供識別；
- 但不包括：-
 - (i) 發展項目公用地方及設施和商業公用地方及設施；及
 - (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

4. 「商業公用地方及設施」指並包括商業上落貨車位及服務商業單位的商業樓宇公用部分(如有)及在適當情況下將於商業單位或其部分之副公契(如有)上顯示並非擬供任何一個商業單位業主獨家使用的設施、服務、系統和裝置，但不包括發展項目公用地方及設施及住宅公用地方及設施。
5. 「副公契」指第一業主與發展項目的另一或多位共同擁有人之間訂立的副公契，列明發展項目任何組成部份的權益和責任，「副公契」應據此解釋。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. 分配予發展項目中的每個住宅物業的不可分割份數的數目
不可分割份數的分配

每個單位的 不可分割份數 樓層	單位	A	B	C	D	E	F	G	小計
5樓		243/33,150	216/33,150	187/33,150	249/33,150	206/33,150	240/33,150	281/33,150	1,622/33,150
6樓-12樓, 15樓-22樓		233/33,150	211/33,150	187/33,150	249/33,150	206/33,150	240/33,150	275/33,150	24,015/33,150
23樓		399/33,150	266/33,150	262/33,150	-	-	-	-	927/33,150
25樓		417/33,150	247/33,150	243/33,150	-	-	-	-	907/33,150
									27,471/33,150

C. 有關發展項目的管理人的委任年期

6. 發展項目的管理人最初任期為公契日期起計不超過兩年，並在其後續任，但受公契中的終止條文規限。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

7. 每位住宅單位業主須於每個曆月的第一天提前支付每月管理費的分擔款項，該款項相等於該業主在該年度應付的管理費之十二分之一之款項。
8. 住宅單位業主須按下列方式分擔管理費：
- (a) 每位業主須就其作為業主擁有的任何單位獲分配到的每份管理份數支付按已採納年度預算案的第一部份(發展項目公用地方及設施)評估的總額之一部份，其中分子為一，分母相等於發展項目所有單位的管理份數總數。
 - (b) 每個住宅單位業主除了支付按上述(a)分段應付的款項外，還須就其作為業主擁有的位於住宅樓宇的每個住宅單位獲分配的每份管理份數支付已採納年度預算案的第二部份第一節(住宅公用地方及設施)評估的總額之一部分。該部分的分子為一，分母則為所有住宅單位的管理份數總數。

SUMMARY OF DEED OF MUTUAL COVENANT

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(c) 就每個住宅單位的管理份數，請參照以下列表。

管理份數的分配

每個單位的管理份數 樓層	單位	A	B	C	D	E	F	G	小計
5樓		243/33,050	216/33,050	187/33,050	249/33,050	206/33,050	240/33,050	281/33,050	1,622/33,050
6樓-12樓, 15樓-22樓		233/33,050	211/33,050	187/33,050	249/33,050	206/33,050	240/33,050	275/33,050	24,015/33,050
23樓		399/33,050	266/33,050	262/33,050	-	-	-	-	927/33,050
25樓		417/33,050	247/33,050	243/33,050	-	-	-	-	907/33,050
									27,471/33,050

E. 計算管理費按金的基準

9. 每名業主須繳交的管理費按金金額相等於就其作為業主擁有的單位須繳交的3個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

10. 不適用。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on Sha Tin Town Lot No.604 (“**the Lot**”) which is held under New Grant No.21799 dated 8th May 2014 (“**the Land Grant**”).
2. The Lot is granted for a term of 50 years commencing from 8th May 2014.
3. User restrictions applicable to that land:-
 - (a) The Lot shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.
 - (b) Any building or part of any building erected or to be erected on the Lot shall not be used for any purpose other than the following:-
 - (i) In respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes.
 - (ii) In respect of the remaining floors, for private residential purposes.
 - (iii) In respect of any basement level, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.
 - (c) No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. Facilities that are required to be constructed and provided for the Government, or for public use:
 - (a) Such portion of future public road shown coloured green on the plan annexed to the Land Grant which are required to be laid and formed by the Grantee (“**the Green Area**”); and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands (“**the Director**”) may in his sole discretion require which are required to be provided and constructed by the Grantee (collectively “**the Structures**”) so that building, vehicular and pedestrian traffic may be carried on the Green Area.
 - (b) Surfacing, kerbing and channeling the Green Area and provision of the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.
5. The Grantee’s obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:
 - (a) The Grantee shall develop the Lot by the erection thereon of building(s) complying with the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning, such building(s) to be completed and made fit for occupation on or before the 31st day of December 2018.
 - (b) General Condition No.7(a) stipulates that the Grantee shall throughout the tenancy:-
 - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in good and substantial repair and condition.
 - (c) Special Condition No.(3) stipulates that:-

The Grantee shall: -

 - (1) within 54 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:-
 - (I) lay and form that portion of future public road shown coloured green on the plan annexed to the Land Grant (“**the Green Area**”); and
 - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (“**the Structures**”) so that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (2) within 54 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (3) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No.(4).
- (d) Special Condition No.(4) stipulates that for the purpose only of carrying out the necessary works specified in Special Condition No.(3), the Grantee shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Land Grant has been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) or otherwise.
- (e) Special Condition No.(13)(a) stipulates that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (“**the Facilities**”) as may be approved in writing by the Director. Special Condition No.(13)(c) provides that:-
 - (i) In the event that any part of the Facilities is exempted from the gross floor area calculation (“**the Exempted Facilities**”), the Exempted Facilities shall be designated as and form part of the common areas (“**the Common Areas**”) for the common use and benefit of the owners of the Lot;
 - (ii) The Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the same to the satisfaction of the Director; and
 - (iii) The Exempted Facilities shall only be used by the residents of the residential block(s) erected on the Lot and their bona fide visitors and by no other person(s).
- (f) Special Condition No.(10) stipulates that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy conditions all to the satisfaction of the Director.
- (g) Special Condition No.(23) stipulates that:-
 - (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (“**the Residential Parking Spaces**”) according to a specified rate.
 - (ii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot shall be provided at a specified rate or at such other rates as may be approved by the Director.
 - (iii) The spaces provided under paragraphs (g)(i) and (g)(ii) above shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
 - (iv) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles at a rate of one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the Lot to be used for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes unless the Director consents to another rate.

SUMMARY OF LAND GRANT

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- (v) The spaces provided under paragraph (g)(iv) above shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the Lot for the purposes stipulated in paragraph (g)(iv) above and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
 - (vi) Out of the spaces provided under paragraphs (g)(i), (g)(ii) and (g)(iv) above, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (“**the Parking Spaces for the Disabled Persons**”) according to a specified rate.
 - (vii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
 - (viii) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (“**the Residential Motor Cycle Parking Spaces**”) at a prescribed rate unless the Director consents to another rate.
 - (ix) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the Residential Motor Cycle Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
 - (x) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees according to a prescribed rate or such other rates as may be approved by the Director.
- (h) Special Condition No.(24) stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the buildings erected or to be erected on the Lot.
- (i) Special Condition No.(29) stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with the Land Grant or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos.(23) and (24). The Grantee shall maintain the parking, loading and unloading spaces and other spaces, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.
- (j) Special Condition No.(31)(a) provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the

satisfaction of the Director. Special Condition No.(31)(c) provides that in the event that as a result of works done by the Grantee or owing to any other reasons, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No.(31)(d) provides that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee neglects or fails to comply with the notice to the satisfaction of the Director within the period specified, the Director may execute and carry out any necessary works and the Grantee shall on demand repay to the Government the costs thereof, together with any administrative or professional fees and charges.

- (k) Special Condition No.(32) stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors to the satisfaction of the Director.
- (l) Special Condition No.(33) stipulates that in the event of earth, spoil, debris, construction waste or building materials (“**the waste**”) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“**the Government properties**”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (m) Special Condition No.(35) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot. The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost.
6. The lease conditions that are onerous to a purchaser:-
- (a) Special Condition No.(2) stipulates that the Grantee acknowledges that there is erected adjacent to the Lot on the piece or parcel of ground now known and registered in the Land Registry as Sha Tin Town Lot No.24 (“**the Adjoining Land**”) a retaining wall No. 7SW-D/R53 as indicated by a red line with triangles on the plan annexed to the Land Grant, and that there are erected within the Lot associated wall structures of the retaining wall feature, including but not limited to wall footings (“**the Retaining Wall Structures**”). Except with the prior written approval of the Director, the Grantee shall not demolish, alter or interfere with the Retaining Wall Structures. The Grantee shall throughout the term of the Land Grant permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and the owner of the Adjoining Land and his contractors, agents and any persons authorized by him, the right of ingress, egress and regress to, from and through the area shown coloured pink hatched black on the plan annexed to the Land Grant (“**the Pink Hatched Black Area**”) at all reasonable times with or without tools, equipment, plant, machinery or motor vehicles for the purposes of inspecting, checking, maintaining, repairing and upgrading the retaining wall No. 7SW-D/R53 or any part thereof and the Retaining Wall Structures.
- (b) Special Condition No.(9) stipulates that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

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- (c) Special Condition No.(27) provides that the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:-
- (i) assigned except:-
 - (1) together with a residential unit in the buildings erected on the Lot; or
 - (2) to a person who is already the owner of a residential unit in the buildings erected on the Lot; or
 - (ii) underlet except to residents of the residential units in the buildings erected on the Lot.
- Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the buildings erected on the Lot.
- (d) Special Condition No.(34) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (“**the Works**”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof or the Green Area or both the Lot or any part thereof and the Green Area (“**the Services**”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or any part thereof or the Green Area or both the Lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or the Green Area or both the Lot or any part thereof and the Green Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.
- (e) Special Condition No.(36) stipulates that:-
- (i) The Grantee acknowledges that there is constructed a U-shaped channel partly inside and partly outside the Lot and at the location as indicated by the green line on the plan annexed to the Land Grant (“**the Channel**”). Prior to commencement of any building works or site formation works within the Lot, the Grantee shall at his own expense divert the Channel to such location or locations outside the Lot as the Director may require and carry out and complete the diversion works in a good and workmanlike manner in all respects to the satisfaction of the Director.
 - (ii) If the Grantee fails to carry out the obligations under paragraph (e)(i) above to the satisfaction of the Director, whose decision as to whether the obligations have been satisfactorily carried out, shall be final and binding on the Grantee, the Government may carry out the necessary diversion works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.
 - (iii) The Grantee shall permit the Government, the Director and his officers, contractors and agents and any authorized persons authorized by the Director the free and unobstructed right of ingress, egress and regress to, from and through the Lot and the Green Area for the purposes of maintaining and repairing the Channel prior to completion of the diversion works under paragraph (e)(i) above, and carrying out, inspecting, checking and supervising the works under paragraph (e)(ii) above.

- (iv) The Government, the Director, his officers, contractors and agents and any persons authorized by the Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the presence of the Channel and the exercise of the rights by the Government, its workmen and any other persons authorized under paragraph (e)(iii) above, and no claim whatsoever shall be made against the Government, its workmen and any persons authorized under paragraph (e)(iii) above by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (f) Special Condition No.(38) stipulates that:-
- (i) The Grantee shall within six calendar months from the date of the Land Grant at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (“**the NIA**”) on the development of the Lot, containing, among others, such information as the Director may require including but not limited to adverse noise impacts on the development of the Lot and proposals for appropriate noise mitigation measures (“**Noise Mitigation Measures**”).
 - (ii) The Grantee shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (“**the Approved Noise Mitigation Measures**”) in all respects to the satisfaction of the Director.
- (g) Special Condition No.(40) stipulates that:-
- (i) The Grantee shall within six calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewage impact assessment (“**SIA**”) containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the Lot and recommendations for mitigation measures, improvement works and other measures and works.
 - (ii) The Grantee shall at his own expense implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him.
 - (iii) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (h) See paragraphs 4 and 5 above.
- (i) General Condition No.(11) provides that upon any failure or neglect by the Grantee to perform, observe or comply with the Land Grant the Government shall be entitled to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works on the Lot or any part thereof, and that upon the re-entry: (i) the Grantee’s rights on the part of the Lot re-entered shall absolutely cease and determine; (ii) the Grantee shall not be entitled to any refund of premium, payment or compensation; and (iii) the Government’s any other rights, remedies and claims are not to be thereby prejudiced.

Notes:

1. The “Grantee” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

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1. 發展項目興建於按日期為2014年5月8日的新批地條件第21799號(「**批地文件**」)而持有的沙田市地段第604號(「**該地段**」)。
2. 該地段批地年期為2014年5月8日起計50年。
3. 適用於該地段的用途限制：-
 - (a) 該地段不得作非工業(不包括貨倉、酒店及加油站)以外用途。
 - (b) 該地段上已建或擬建的任何建築物除作以下用途外，不得作其他用途：-
 - (i) 就最低三層而言，作非工業(不包括貨倉、酒店及加油站)用途。
 - (ii) 就其餘樓層而言，作私人住宅用途。
 - (iii) 就任何地庫層而言，作非工業(不包括住宅、貨倉、酒店及加油站)用途。
 - (c) 該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸(不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置)。
4. 按規定須興建並提供予政府或供公眾使用的設施：
 - (a) 在批地文件附錄圖則上顯示為綠色並須由承授人鋪設及平整的若干未來公眾道路部分(「**綠色範圍**」)；及地政總署署長(「**署長**」)可全權指定須由承授人提供及建造致使建築、車輛及行人交通將可於綠色範圍上進行的橋樑、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或其他構築物(統稱「**該等構築物**」)。
 - (b) 在綠色範圍鋪設表面、建造路緣及渠道，並且按照署長規定為此等設施提供溝渠、下水道、排水渠、消防栓連水管接駁總水管、街燈、交通標誌、街道設施及道路標記。
5. 有關承授人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：
 - (a) 承授人須於該地段興建樓宇以發展該地段，前述樓宇須遵守批地文件與所有關於樓宇、衛生設備及規劃的法例、法規及規例。前述樓宇須於2018年12月31日或之前完工及可以入伙。
 - (b) 一般條件第(7)(a)條規定，承授人須於批地年期的期間：-
 - (i) 按經批准的設計、布局及任何經批准建築圖則維持一切建築物，不得對其作出修訂或更改；及
 - (ii) 維持已建或今後興建的一切建築物處於修繕妥當及良好的保養狀態。
 - (c) 特別條件第(3)條規定:-
承授人須：-
 - (1) 由批地文件之日起54個曆月內(或署長可批准之其他延長時間)，自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意：
 - (I) 鋪設及平整在批地文件附錄圖則上以綠色顯示之未來公眾道路部份(「**綠色範圍**」)；及
 - (II) 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物(「**該等構築物**」)以便建造、車輛及行人交通在綠色範圍上進行；
 - (2) 由批地文件之日起54個曆月內(或署長可批准之其他延長時間)，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及
 - (3) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(4)條交還綠色範圍的管有權為止。
- (d) 特別條件第(4)條規定，僅為了進行特別條件第(3)條指定的必要工程，承授人在批地文件日期獲授予綠色範圍的管有權。綠色範圍須在政府要求時交還予政府，而於任何情況下，倘若署長發信表示其滿意接受批地文件規定已經履行，則綠色範圍於發信日期即被視作已由承授人交還予政府。承授人管有綠色範圍期間，須於一切合理時間允許所有政府及公共車輛及行人自由通行及經越綠色範圍，並須確保按特別條件第(3)條及或其他進行的工程不會干擾或妨礙通行。
- (e) 特別條件第(13)(a)條規定，承授人可於該地段內搭建、興建及提供經署長書面批准的休憩設施及其附屬設施(「**休憩設施**」)。根據特別條件第(13)(c)條：-
 - (i) 若休憩設施任何部份被豁免計算在總樓面面積上(「**豁免的休憩設施**」)，則該豁免的休憩設施必須指定為並構成公用地方(「**公用地方**」)的一部份，供該地段業主共同使用及享用；
 - (ii) 承授人須自費保養及維持豁免的休憩設施於修繕妥當及良好的保養狀態，並運作豁免的休憩設施，以達致署長滿意；及
 - (iii) 豁免的休憩設施僅供興建於該地段內的住宅樓宇的住客及其真正訪客使用，其他人士不得使用。
- (f) 特別條件第(10)條規定，承授人須自費在無建築物的該地段範圍及平台(如有)作環境美化及栽種樹木和灌木，其後並須維持及保持該處於安全、清潔、井然、整齊及健康的狀態，以達致署長滿意。
- (g) 特別條件第(23)條規定：-
 - (i) 須於該地段內按指定比率提供車位，供已按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛停泊(「**住宅車位**」)，以達致署長滿意。
 - (ii) 須於該地段內提供額外車位，供已按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住客的真正客人、訪客或獲邀請人士之車輛停泊，以達致署長滿意，提供的比率為指定比率或署長批准的其他比率。
 - (iii) 按上述第(g)(i)段及(g)(ii)段提供的車位不得用作上述段落指定以外的用途，尤其是該等車位不得用作存放、展示或展覽車輛作出售或其他用途或提供汽車清潔及美容服務。
 - (iv) 除非署長同意其他比率，須按該地段已建或擬建作非工業(不包括私人住宅、貨倉、酒店及加油站)用途的建築物的總樓面面積中每200平方米或其部分提供一個車位的比率在該地段內提供車位供車輛停泊，以達致署長滿意。
 - (v) 按上述第(g)(iv)段提供的車位除用作停泊按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的佔用人及其真正客人、訪客或獲邀請人士之車輛外，不得作其他用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。
 - (vi) 按上述第(g)(i)段、(g)(ii)段及(g)(iv)段提供的車位當中，承授人須按指定比率保留及指定若干數目的車位供《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士停泊車輛(「**傷殘人士車位**」)。
 - (vii) 傷殘人士車位除用作停泊按《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士及屬於該地段已建或擬建建築物的住客或佔用人及其真正客人、訪客或獲邀請人士之車輛外，不得作其他用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。
 - (viii) 須於該地段內按指定比率或署長批准的其他比率提供泊位，供已按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊(「**住宅電單車車位**」)，以達致署長滿意。
 - (ix) 住宅電單車車位除用作停泊按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之電單車外，不得作其他用途，尤其住宅電單車車位不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。
 - (x) 須於該地段內按指定比率或署長批准的其他比率提供泊位，供屬於該地段上已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之單車停泊，以達致署長滿意。
- (h) 特別條件第(24)條規定，須於該地段內按指定比率提供車位供貨車裝卸使用，以達致署長滿意，而該等裝卸車位不得作與有關該地段已建或擬建建築物的貨車裝卸以外用途。

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批地文件的摘要

- (i) 特別條件第(29)條規定，經署長批准標示按批地文件在該地段內提供的所有車位及裝卸車位的圖則或其由認可人士（按《建築物條例》、其附屬規例及任何修訂法例界定）核實的副本須提交給署長。上述經批准圖則標示的車位及裝卸車位只可用作特別條件第(23)及(24)條分別指定的用途。承授人須按該經批准圖則維持車位及裝卸車位及其他空間，包括但不限於升降機、梯台及調度及迴旋區，及未經署長事先書面同意，不得對其作出更改。除了上述批准圖則標示的車位，該地段任何部分或其上之任何建築物或構築物不得用作泊車用途。
- (j) 根據特別條件第(31)(a)條，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護或排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除或預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於所有時間自費保持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使署長滿意。根據特別條件第(31)(c)條，若於任何時間內由於承授人進行的工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復至使署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、索求及申索彌償政府、其代理人及承辦商。特別條件第(31)(d)條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知至使署長滿意，署長可執行和進行任何有需要的工程，而承授人須在應要時向政府歸還該工程的費用連同任何行政或專業費用及收費。
- (k) 特別條件第(32)條規定，倘若在發展或重建該地段或其部分時已安裝預應力地樁，承授人須自費對預應力地樁進行定期維修及檢查，以達致署長滿意。
- (l) 特別條件第(33)條規定倘若從該地段或從其他受該地段的任何發展所影響的區域有泥土、廢土、瓦礫、建築廢料或建材（「**廢料**」）遭侵蝕、流入或傾倒至公共巷徑或道路或路渠、海灘或海床、污水渠、雨水渠或明渠或其他政府產業（「**政府產業**」），承授人須自費清理該等廢料並修復對政府產業造成的損壞。承授人須就該等侵蝕、流入或傾倒對私人產業造成的任何損壞或滋擾所引致的一切訴訟、索償及要求對政府作出彌償。
- (m) 根據特別條件第(35)條，承授人須自費建造及保養署長認為需要的水渠及渠道（不論是否位於該地段範圍內或政府土地上），以將落在或流經該地段上的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，至使署長滿意。將該地段任何排水渠及污水渠與政府雨水渠及污水渠（若已鋪設及投入運作）連接的工程，可由署長進行，而承授人須在應要時向政府支付該接駁工程之費用。承授人亦可自費進行該接駁工程至使署長滿意，而在該情況下，上述接駁工程於政府土地上的任何部分須由承授人自費保養。
6. 對買方造成負擔的租用條件：-
- (a) 特別條件第(2)條規定，承授人確認毗連該地段並在土地註冊處稱為和註冊為沙田市地段第24號的整片或整幅土地（「**毗連土地**」）上已建有於批地文件附錄圖則上以紅色線連三角形標示的一幅編號為7SW-D/R53的護土牆，而該地段內已建有護土牆的相關牆構築物，包括但不限於牆基（「**護土牆構築物**」）。除非得到署長事先書面批准，承授人不得拆除、改動或干擾護土牆構築物。承授人須於批地年期的期間內允許政府、署長及其人員、承建商及代理人及署長授權的任何人士以及毗連土地的業主及其承建商、代理人及其授權的任何人士，不論是否備有工具、設備、機械、機器或車輛，有權於一切合理時間進出、返回及通過在批地文件附錄圖則上以粉紅色間黑斜線顯示的範圍（「**粉紅色間黑斜線範圍**」），以視察、檢查、保養、維修及改善編號為7SW-D/R53的護土牆或其部分及護土牆構築物。
- (b) 特別條件第(9)條規定，除獲署長事先書面同意外（署長於簽發同意書時可施加其認為適當的移植、補償美化或重植條件），承授人不得移除或干擾於該地段或鄰近地方生長的樹木。
- (c) 特別條件第(27)條規定，住宅車位及住宅電單車車位不得：-
- (i) 轉讓，除非：-
- (1) 連同該地段上已建樓宇的住宅單位；或
- (2) 轉讓予已經是該地段上已建樓宇的住宅單位的業主；或
- (ii) 出租，除非租予該地段上已建樓宇的住宅單位的住客。

惟無論如何，不得向該地段上已建樓宇的任何一個住宅單位的業主轉讓或向該地段上已建樓宇的任何一個住宅單位的住客出租總共超過三個住宅車位及住宅電單車車位。

- (d) 特別條件第(34)條規定，承授人須在任何時候，尤其在進行建築、保養、翻新或維修工程（「**工程**」）期間，採取或促使他人採取一切合理及足夠的謹慎、技巧及預防措施，避免對該地段或其任何部分或綠色範圍或兩者之上、上面、之下或毗鄰的任何政府擁有或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或其他工程或裝置（「**服務**」）造成任何損壞、干擾或阻塞。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的查詢以確定服務的現況及水平，並提交處理任何可能受工程影響的服務的書面建議給署長，供他全面審批，及須在取得署長對服務及上述建議的書面批准後才能進行工程。承授人須遵守及自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因進行工程而對該地段或其任何部分或綠色範圍或兩者或任何服務以任何方式造成的任何損壞、干擾或阻塞（除非署長另作選擇，明渠、污水渠、雨水渠或總水喉須由署長負責修復，而承授人須在政府要求時向政府支付該等工程的費用），以達致署長滿意。倘若承授人未能對該地段或其任何部分或綠色範圍或兩者或任何服務進行該等必要的改道、重鋪、維修、復原及修復工程以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、彌補或修復工程，承授人須在政府要求時向政府支付該等工程的費用。
- (e) 特別條件第(36)條規定：-
- (i) 承授人確認在批地文件附錄圖則上以綠色線標示的位置建有U形渠道（「**該渠道**」），該渠道部分位於該地段內，部分位於該地段外。在該地段內展開任何建築工程或地盤平整工程前，承授人須自費改道該渠道至署長所要求的地方或該地段以外的地方，並妥善及有技巧地進行及完成該等改道工程，以全面達致署長滿意。
- (ii) 倘若承授人未能履行上述第(e)(i)段的責任以達致署長滿意（署長就該等責任是否妥善履行的決定是最終決定並約束承授人），政府可進行必要的改道工程，費用由承授人承擔，承授人須在政府要求時向政府支付相當於該費用的款項，金額由署長決定，該決定是最終決定並約束承授人。
- (iii) 承授人須允許政府、署長、其人員、承建商、代理人及署長授權的任何人士有權自由及不受阻礙進出、返回及通過該地段及綠色範圍，以使於上述第(e)(i)段的改道工程完成前保養及維修該渠道，並進行、視察、檢查及監督上述第(e)(ii)段的工程。
- (iv) 政府、署長、其人員、承建商、代理人及上述署長授權的任何人士對承授人或任何人士造成或使其蒙受因該渠道的存在和政府、其工人或按上述第(e)(iii)段獲授權的其他人士行使的權利所造成或衍生之任何損失、損害、滋擾或干擾，毋須承擔任何責任。承授人不得就上述任何損失、損害、滋擾或干擾向政府、其工人或按上述第(e)(iii)段獲授權的其他人士索償。
- (f) 特別條件第(38)條規定：-
- (i) 承授人須由批地文件之日起6個曆月內，自費向署長提交或促使其他人提交一份噪音影響評估（「**噪音影響評估**」）供其書面審批，以全面達致署長滿意。噪音影響評估須載列署長要求的資料，包括但不限於因發展該地段而引起的不良噪音影響及適當的噪音緩減措施建議（「**噪音緩減措施**」）。
- (ii) 承授人須自費，及在署長指定的時限內進行及實施噪音影響評估內所提議及由署長批准的噪音緩減措施（「**經批准噪音緩減措施**」），以全面達致署長滿意。
- (g) 特別條件第(40)條規定：-
- (i) 承授人須由批地文件之日起6個曆月內，自費向環境保護署署長提交或促使他人提交排污影響評估（「**排污影響評估**」）供其書面審批，以全面達致環境保護署署長滿意。排污影響評估須載列環境保護署署長要求的資料及詳情，包括但不限於發展該地段而引起的所有不良排污影響及就緩減措施、改善工程及其他措施及工程的建議。
- (ii) 承授人須自費，及在環境保護署署長指定的時限內實施經批准排污影響評估內的建議，以全面達致環境保護署署長滿意。
- (iii) 排污影響評估當中的技術問題須由香港工程師學會一名以土木工程為專科的成員或特許土木工程師辦理。
- (h) 請參閱上文第4段和第5段。

SUMMARY OF LAND GRANT

批地文件的摘要

- (i) 根據一般條件第(11)條，當承授人未能或忽略履行、遵守或符合批地文件，政府有權收回該地段或其任何部分以及在該地段或其任何部分的所有或任何建築物、搭建物及工程，並取回其管有權，且當該地段被收回時：(i)承授人在該地段被收回之部分的權利將絕對地停止或終止；(ii)承授人無權獲得任何地價退款、款項或賠償；及(iii)政府之任何其他權利、補償及申索將不受影響。

註：

1. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

1. The Green Area as referred to in Special Condition Nos. (3), (4), (5) and (6) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No.(3) stipulates that:-

(a) The Purchaser shall:

- (i) within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

- (I) lay and form the portion of future public road shown coloured green on the plan annexed hereto (hereinafter referred to as “**the Green Area**”); and

- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “**the Structures**”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

- (ii) within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No.(4) hereof.

- (b) In the event of the non-fulfillment of the Purchaser’s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.

- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(4) stipulates that:-

For the purposes only of carrying out the necessary works specified in Special Condition No.(3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) hereof or otherwise.

Special Condition No.(5) stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(3) hereof.

Special Condition No.(6) stipulates that:-

- (a) The Purchaser shall at all reasonable times while he is in possession of the Green Area:

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(3)(b) hereof and any other works which the Director may consider necessary in the Green Area;

- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

(2) Provisions of the Deed of Mutual Covenant

Not applicable.

- (3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

2. The Channel as referred to in Special Condition No.(36) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No.(36) stipulates that:-

- (a) The Purchaser acknowledges that there is constructed a U-shaped channel partly inside and partly outside the lot and at the location as indicated by the green line on the plan annexed hereto (hereinafter referred to as “**the Channel**”). Prior to commencement of any building works or site formation works within the lot, the Purchaser shall at his own expense divert the Channel to such location or locations outside the lot as the Director may require and carry out and complete the diversion works in a good and workmanlike manner in all respects to the satisfaction of the Director.

- (b) If the Purchaser fails to carry out the obligations under sub-clause (a) of this Special Condition to the satisfaction of the Director, whose decision as to whether the obligations have been satisfactorily carried out, shall be final and binding on the Purchaser, the Government may carry out the necessary diversion works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

- (c) The Purchaser shall permit the Government, the Director, his officers, contractors, agents and any authorized persons authorized by the Director the free and unobstructed right of ingress, egress and regress to, from and through the lot and the Green Area for the purposes of maintaining and repairing the Channel prior to completion of the diversion works under sub-clause (a) of this Special Condition, and carrying out, inspecting, checking and supervising the works under sub-clause (b) of this Special Condition.
 - (d) The Government, the Director, his officers, contractors, agents and any persons authorized by the Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the presence of the Channel and the exercise of the rights by the Government, its workmen and any other persons authorized under sub-clause (c) of this Special Condition, and no claim whatsoever shall be made against the Government, its workmen and any persons authorized under sub-clause (c) of this Special Condition by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (2) Provisions of the Deed of Mutual Covenant
Not applicable.
- (3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

1. Please refer to paragraphs A1 and A2 above.
2. The facilities or open spaces (if any) mentioned in paragraphs A1 and A2 above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of the managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

Not applicable.

Notes:

1. The term “Director” in the Land Grant means “the Director of Lands”, unless otherwise specified.
2. The term “Purchaser” in the Land Grant means “the Grantee”, unless otherwise specified.

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條件第(3)、(4)、(5)及(6)條所指之「綠色範圍」

(1) 批地文件的條款

特別條件第(3)條規定：-

(a) 買家須：

- (i) 由本協議之日起54個曆月內(或署長可批准之其他延長時間)，自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意：

- (I) 鋪設及平整附錄在本協議附錄圖則上以綠色顯示之未來公眾道路部份(「**綠色範圍**」)；及

- (II) 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物(「**該等構築物**」)；

以便建造、車輛及行人交通在綠色範圍上進行；

- (ii) 由本協議之日起54個曆月內(或署長可批准之其他延長時間)，自費在綠色範圍鋪設路面、建造路邊及渠道並為其提供署長可要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及

- (iii) 自費保養綠色範圍，連同構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(4)條交還綠色範圍的管有權為止。

- (b) 倘若買家沒有於本特別條件(a)分條所述的指定期限內履行該分條訂明的責任，政府可進行必要的工程，費用由買家承擔。買家須在政府要求時向政府支付相等於有關費用的款項，金額由署長決定，而其決定是最終決定並約束買家；

- (c) 就任何買家或任何其他人士招致或蒙受的損失、破壞、滋擾或干擾，不論是因買家履行本特別條件(a)分條的責任或政府行使本特別條件(b)分條的權利或其他權利而起的或隨之而來的，政府概不承擔任何責任；買家亦不得就該等損失、破壞、滋擾或干擾向政府提出任何申索。

特別條件第(4)條規定：-

僅為了進行特別條件第(3)條指定的必要工程，買家在本協議日期獲授予綠色範圍的管有權。綠色範圍須在政府要求時交還予政府，而於任何情況下，倘若署長發信表示其滿意接受本協議規定已經履行，則綠色範圍於發信日期即被視作已由買家交還予政府。買家管有綠色範圍期間，須於一切合理時間允許所有政府及公共車輛及行人自由通行及經越綠色範圍，並須確保按特別條件第(3)條及或其他進行的工程不會干擾或妨礙通行。

特別條件第(5)條規定：-

除非獲得署長事先書面同意，買家不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行特別條件第(3)條指定工程以外的用途。

特別條件第(6)條規定：-

- (a) 買家管有綠色範圍期間，須於一切合理時間：

- (i) 允許政府、署長及其人員、承建商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照特別條件第(3)(a)條進行的任何工程，並且進行、視察、檢查及監督按特別條件第(3)(b)條進行的工程以及綠色範圍內署長認為必要的其他工程；

- (ii) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍，以於綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水渠、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體(如有)及其他服務。買家須與政府及政府正式授權的相關公用事業公司充分合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及

- (iii) 允許水務監督人員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及改動綠色範圍內任何其他水務裝置的工程。

- (b) 就任何因政府、署長及其人員、承辦商及代理人及任何其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司行使權利而起的或隨之而來的任何對買家或任何其他人士所造成或買家或任何其他人士所蒙受的損失、破壞、滋擾或干擾，政府、署長及其人員、承辦商及代理人及其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司概不承擔任何責任。

- (2) 公契的條款不適用。

- (3) 公眾有權按照批地文件使用上述之設施及休憩用地(如有)。

2. 批地文件特別條件第(36)條所指之「該渠道」

(1) 批地文件的條款

特別條件第(36)條規定：-

- (a) 買家確認在本協議附錄圖則上以綠色線標示的位置建有U形渠道(「**該渠道**」)，該渠道部分位於該地段內，部分位於該地段外。在該地段內展開任何建築工程或地盤平整工程前，買家須自費改道該渠道至署長所要求的地方或該地段以外的地方，並妥善及有技巧地進行及完成該等改道工程，以全面達致署長滿意。

- (b) 倘若買家未能履行本特別條件(a)分條的責任以達致署長滿意(署長就該等責任是否妥善履行的決定是最終決定並約束買家)，政府可進行必要的改道工程，費用由買家承擔，買家須在政府要求時向政府支付相當於該費用的款項，金額由署長決定，該決定是最終決定並約束買家。

- (c) 買家須允許政府、署長、其人員、承建商、代理人及署長授權的任何人士有權自由及不受阻礙進出、返回及通過該地段及綠色範圍，以便於本特別條件(a)分條的改道工程完成前保養及維修該渠道，並進行、視察、檢查及監督本特別條件(b)分條的工程。

- (d) 政府、署長、其人員、承建商、代理人及上述署長授權的任何人士對買家或任何人士造成或使其蒙受因該渠道的存在和政府、其工人及按本特別條件(c)分條獲授權的其他人士行使的權利所造成或衍生之任何損失、損害、滋擾或干擾，毋須承擔任何責任。買家不得就上述任何損失、損害、滋擾或干擾向政府、其工人或按本特別條件(c)分條獲授權的其他人士索償。

- (2) 公契的條款不適用。

- (3) 公眾有權按照批地文件使用上述之設施及休憩用地(如有)。

B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

- 1. 請參閱上述A1及A2段。

- 2. 上述A1及A2段所述之設施或休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

C. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小不適用。

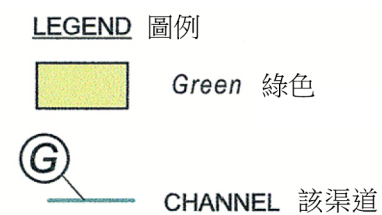
D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部份不適用。

註：

- 1. 除非另有指明，批地文件所載的「署長」指「地政總署署長」。
- 2. 除非另有指明，批地文件所載的「買家」指「承授人」。

公共設施及公眾休憩用地的資料

Plan annexed to the Land Grant 附於批地文件的圖則



Note: The portions indicated Pink Hatched Black shown on this plan do not form part of those facilities referred to in the part of “Information on Public Facilities and Public Open Spaces”.

備註：在此圖上顯示為粉紅色間黑斜線的部分並不構成此「公共設施及公眾休憩用地的資料」所指的公共設施。

WARNING TO PURCHASERS

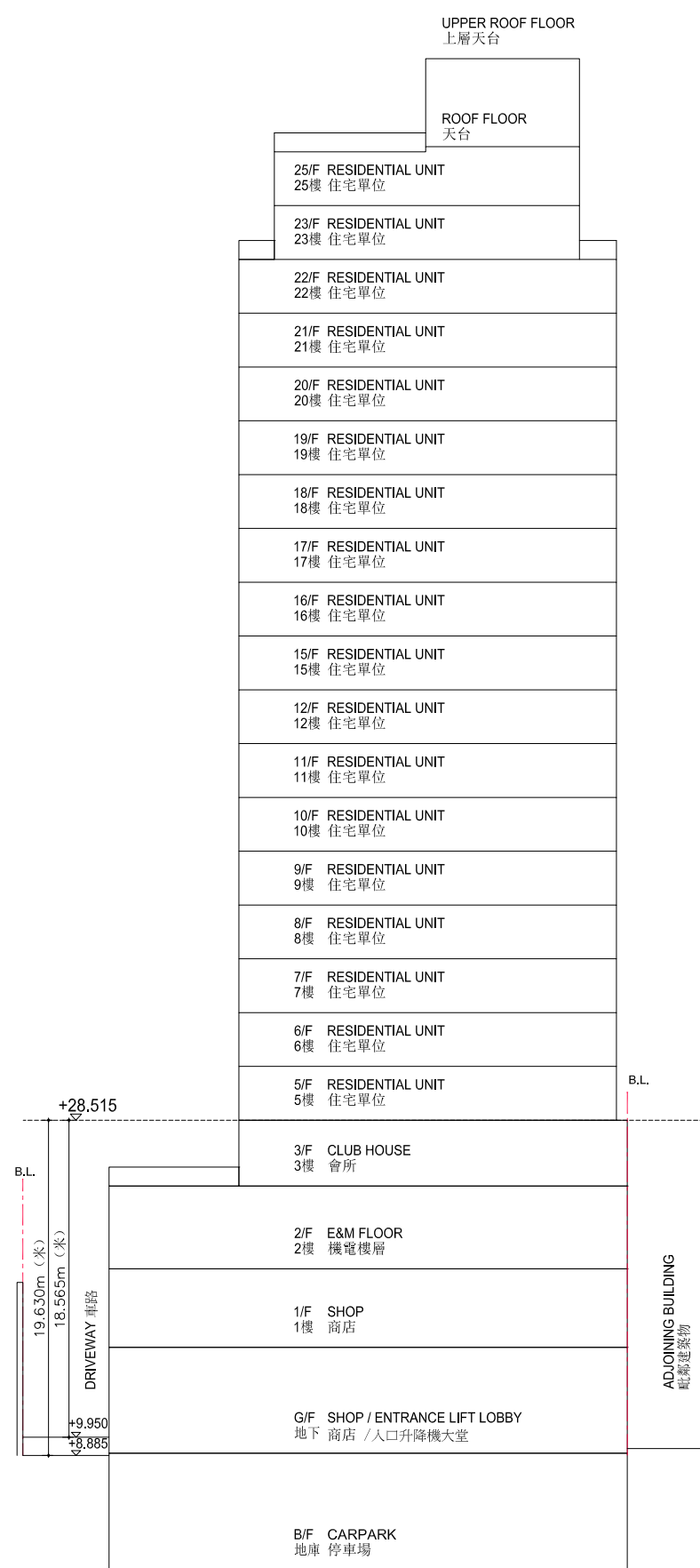
對買方的警告

1. The Purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the Owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the Owner to act for the purchaser as well, and a conflict of interest arises between the Owner and the purchaser:
 - (i) that firm may not be able to protect the purchaser's interest: and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
 2. 買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
 - (i) 律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
 4. 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

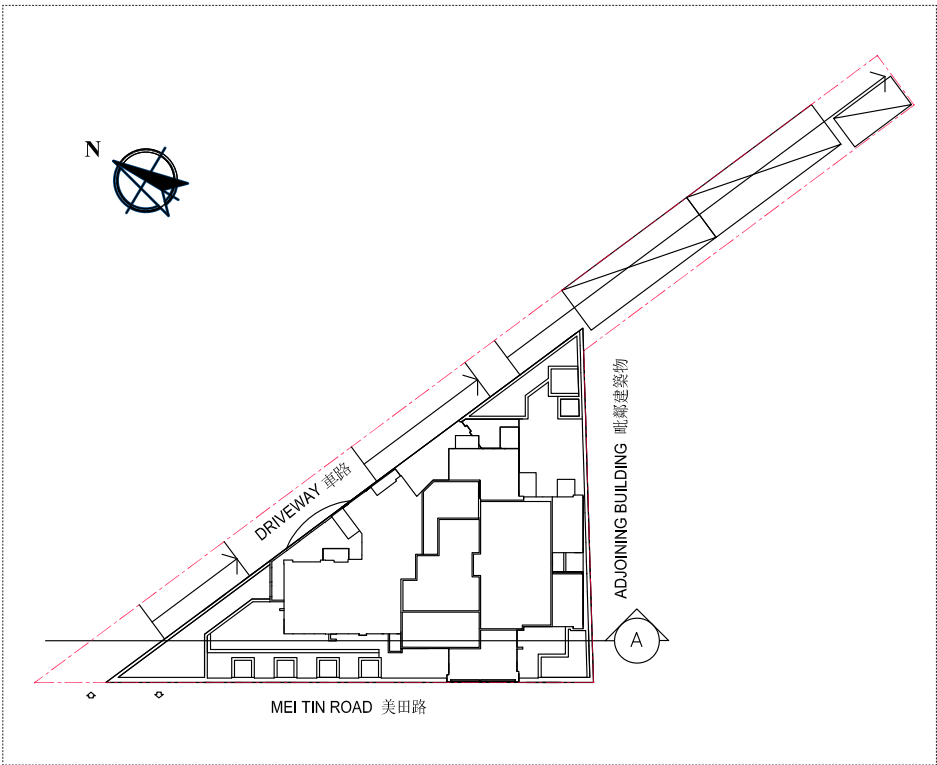
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A
橫截面圖A



Key Plan 指示圖



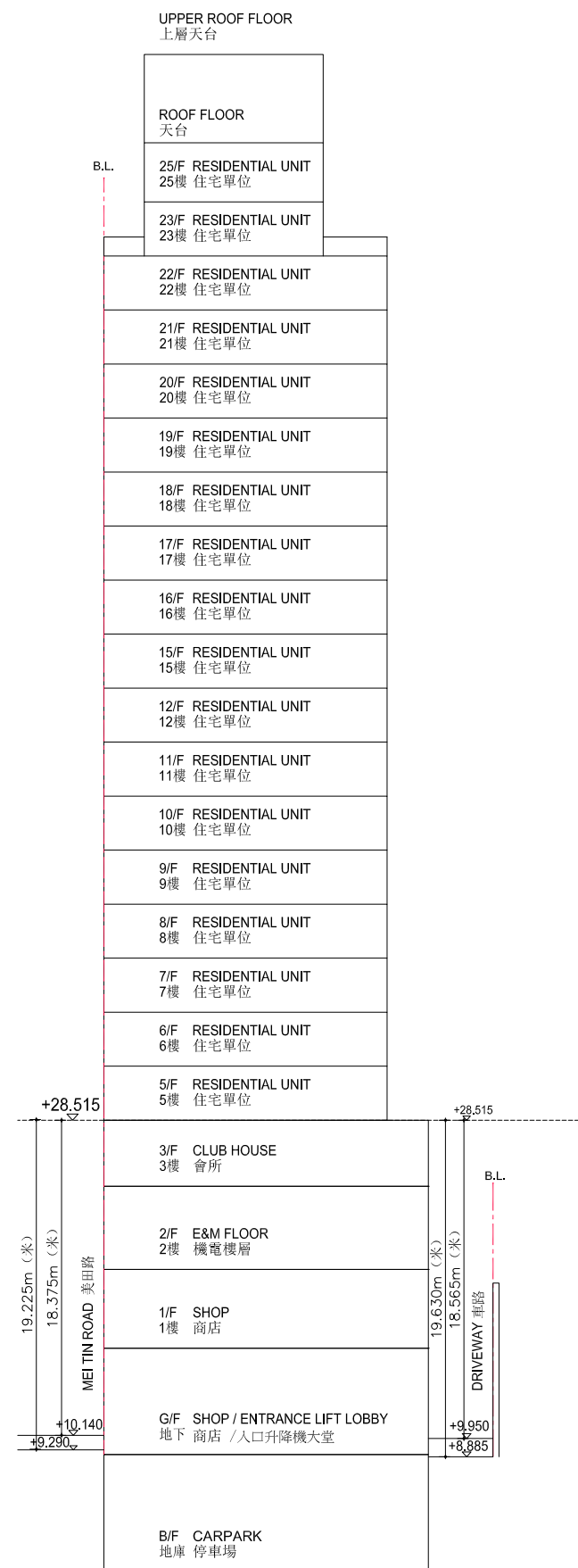
B.L. — Boundary of the Development
發展項目邊界線

1. The part of Driveway adjacent to the building is 8.885 to 9.950 metres above the Hong Kong Principal Datum.
 2. Black dotted line denotes the level of the lowest residential floor of the building.
 3. (▽) denotes height (in metres) above the Hong Kong Principal Datum.
1. 毗鄰建築物的一段車路為香港主水平基準以上8.885至9.95米。
 2. 黑色虛線代表建築物之最低住宅樓層水平。
 3. (▽)代表香港主水平基準以上的高度(米)。

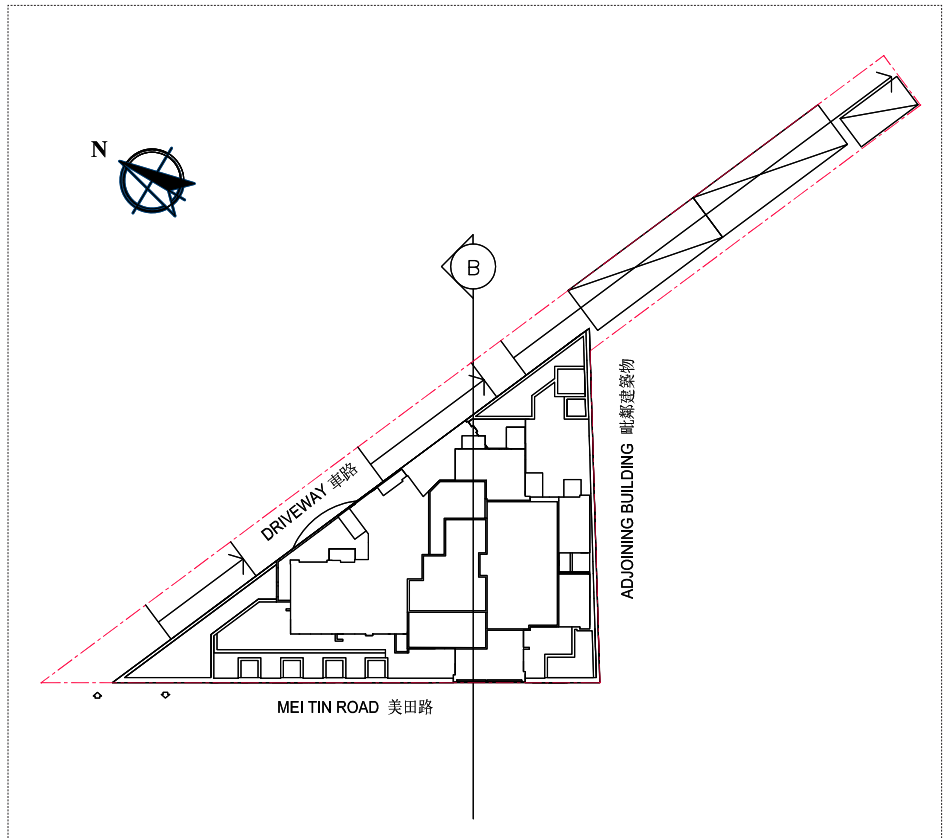
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B
橫截面圖B



Key Plan 指示圖



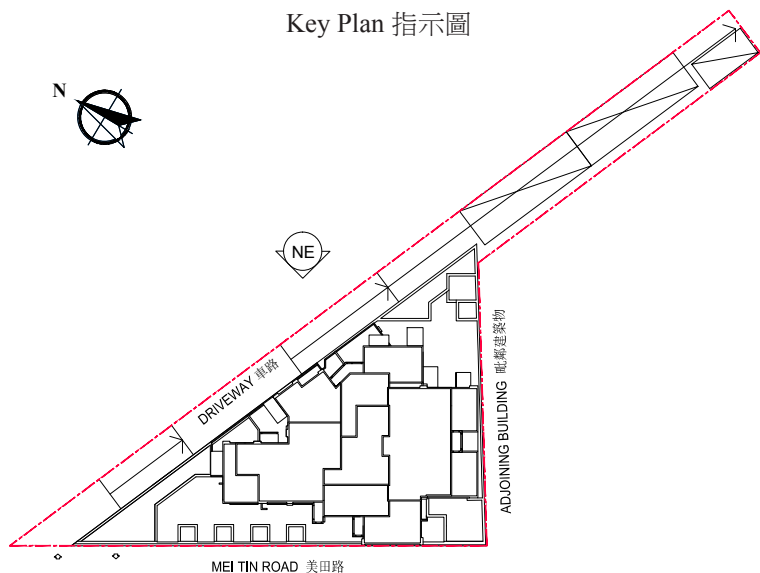
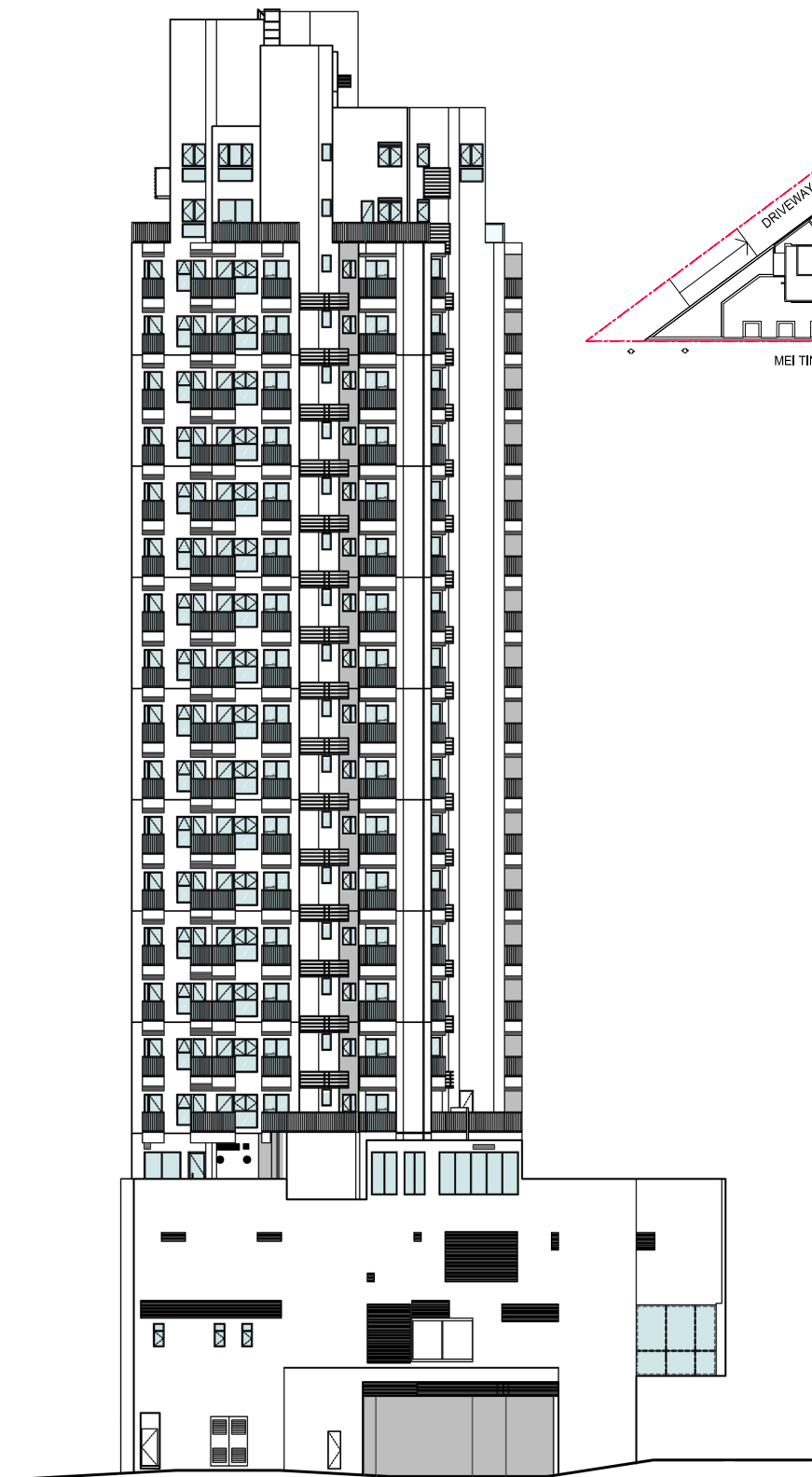
B.L. --- Boundary of the Development
發展項目邊界線

1. The part of Mei Tin Road adjacent to the building is 9.290 to 10.140 metres above the Hong Kong Principal Datum.
2. The part of Driveway adjacent to the building is 8.885 to 9.950 metres above the Hong Kong Principal Datum.
3. Black dotted line denotes the level of the lowest residential floor of the building.
4. (▽) denotes height (in metres) above the Hong Kong Principal Datum.

1. 毗鄰建築物的一段美田路為香港主水平基準以上9.290至10.140米。
2. 毗鄰建築物的一段車路為香港主水平基準以上8.885至9.95米。
3. 黑色虛線代表建築物之最低住宅樓層水平。
4. (▽)代表香港主水平基準以上的高度(米)。

ELEVATION PLAN 立面圖

Northeast Elevation Plan
東北面立面圖



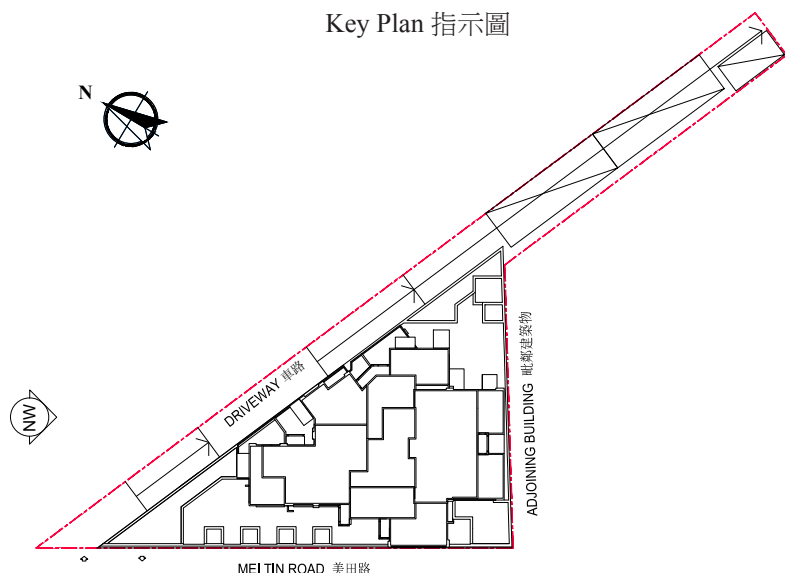
It has been certified by the Authorized Person for the Development that the elevations shown in this plan:

- a) are prepared on the basis of the approved building plans for the Development as of 24th April, 2018 ; and
- b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本圖所顯示的立面：

- a) 以2018年4月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- b) 大致上與發展項目的外觀一致。

Northwest Elevation Plan
西北面立面圖



It has been certified by the Authorized Person for the Development that the elevations shown in this plan:

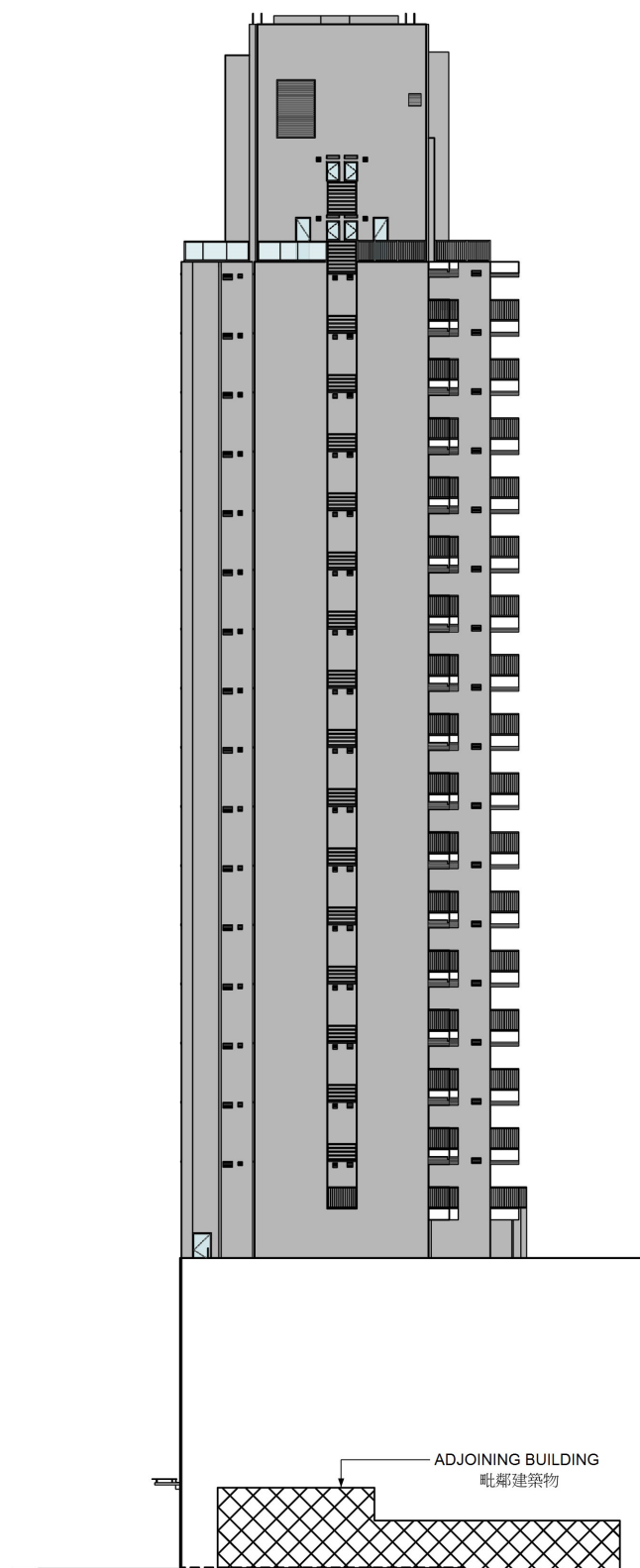
- a) are prepared on the basis of the approved building plans for the Development as of 24th April, 2018 ; and
- b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本圖所顯示的立面：

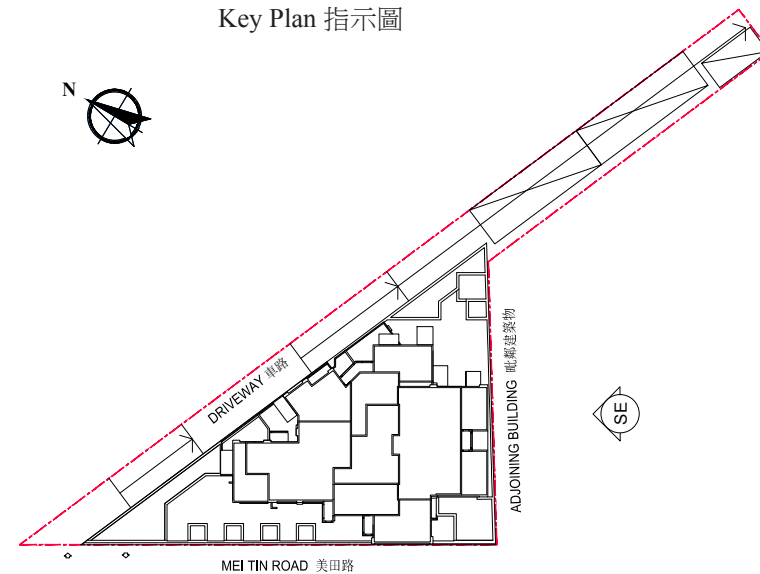
- a) 以2018年4月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

Southeast Elevation Plan
東南面立面圖



Key Plan 指示圖



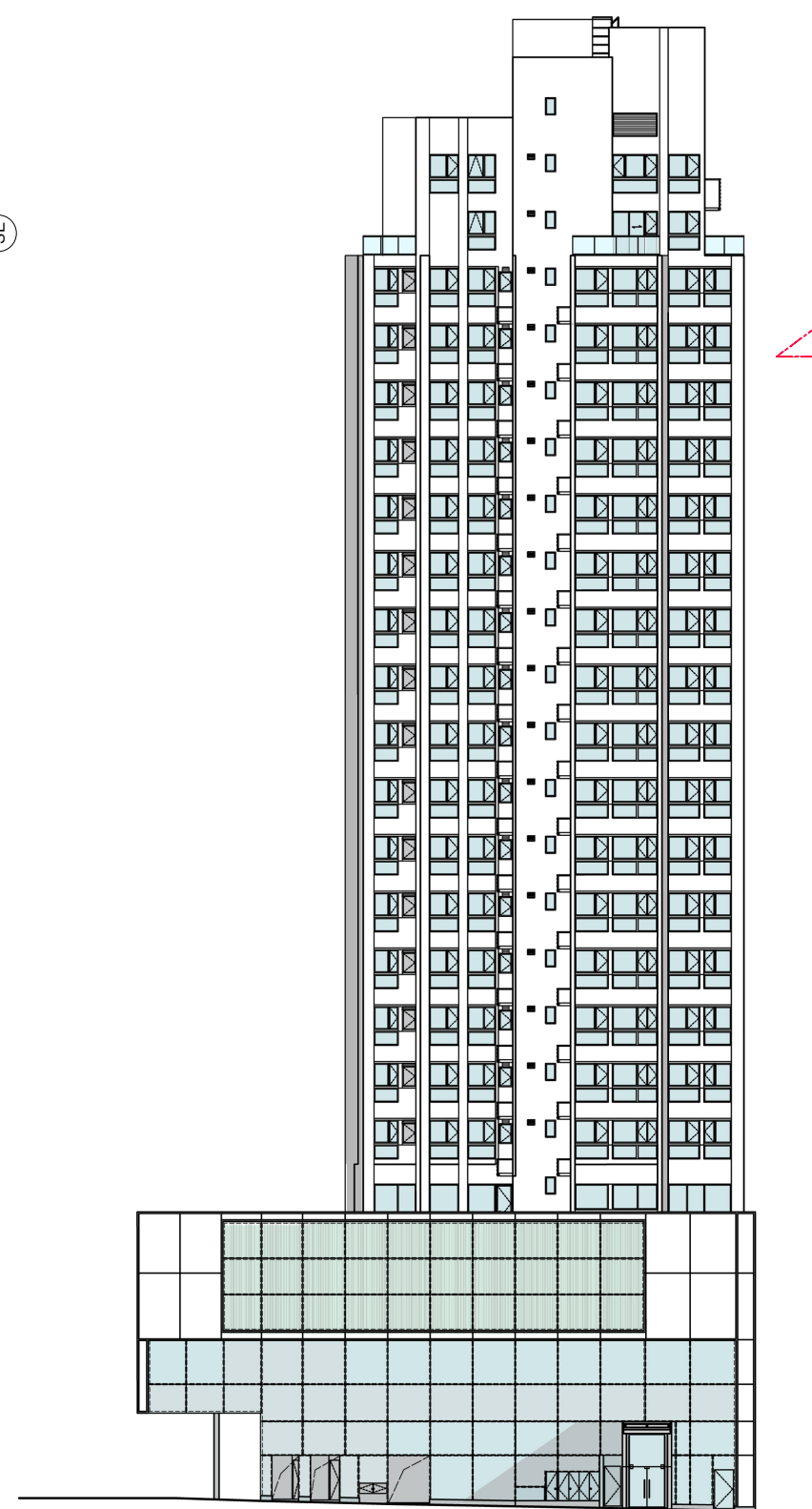
It has been certified by the Authorized Person for the Development that the elevations shown in this plan:

- a) are prepared on the basis of the approved building plans for the Development as of 24th April, 2018 ; and
- b) are in general accordance with the outward appearance of the Development.

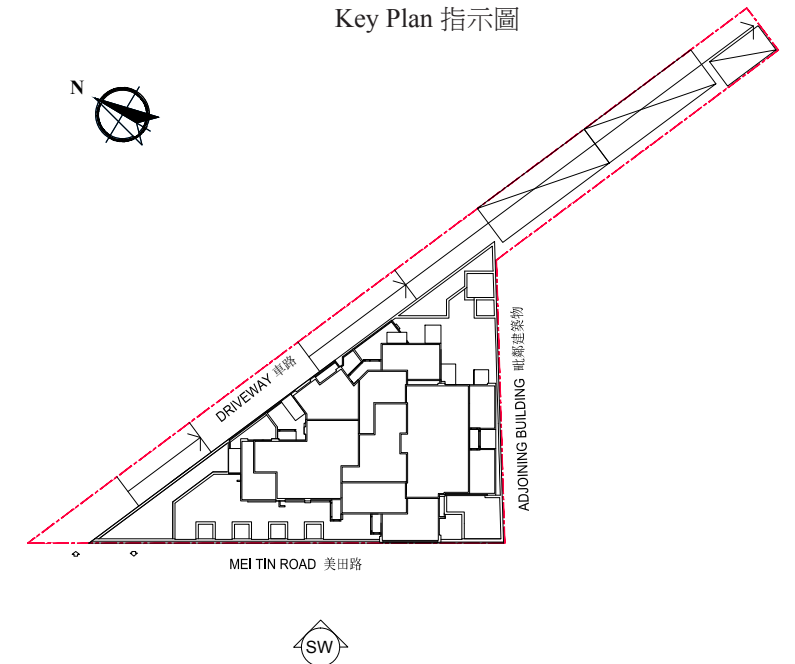
發展項目的認可人士已經證明本圖所顯示的立面：

- a) 以2018年4月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- b) 大致上與發展項目的外觀一致。

Southwest Elevation Plan
西南面立面圖



Key Plan 指示圖



It has been certified by the Authorized Person for the Development that the elevations shown in this plan:

- a) are prepared on the basis of the approved building plans for the Development as of 24th April, 2018 ; and
- b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本圖所顯示的立面：

- a) 以2018年4月24日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- b) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

		Covered 有蓋	Uncovered 露天
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq. m. 平方米	249.598	178.735
	sq. ft. 平方呎	2,687	1,924
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq. m. 平方米	-	-
	sq. ft. 平方呎	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. m. 平方米	-	-
	sq. ft. 平方呎	-	-

Note:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

備註：
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development is available at www.ozp.tpb.gov.hk
 2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential properties are offered to be sold is available for inspection free of charge at the place at which the specified residential properties are offered to be sold.
1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk
 2. 發展項目的公契於住宅物業提供出售的日期的最新擬稿文本存放在住宅物業的售樓處以供免費閱覽。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes

Item	Description		
a)	External wall	Type of finishes	Podium: ceramic tiles, aluminum louvre, aluminum cladding and window wall
			Residential Tower: ceramic tiles, aluminum grille and aluminum louvre
b)	Window	Material of frame	Fluorocarbon coated aluminum frame
		Material of glass	Clear glass, obscure glass, grey obscure glass and grey tinted glass
c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
d)	Planter	Type of finishes	Ceramic tiles
e)	Verandah or Balcony	Type of finishes	Balcony
			Floor Wall Ceiling
			Homogeneous tiles Ceramic tiles Aluminum baffle ceiling
			Verandah: Not applicable
		Whether it is covered	Balcony: All balconies are covered Verandah: Not applicable
f)	Drying facilities for clothing	Type and material	Not applicable

2. Interior Finishes

Item		Description			
a)	Lobby	Type of wall, floor and ceiling finishes			
			Wall	Floor	Ceiling
		Lift lobby of residential entrance on G/F	Natural stone, feature glass and timber veneer	Natural stone	Gypsum board and emulsion paint
		Lift lobby of all other floors	Natural stone, stainless steel, grey mirror and wallpaper	Natural stone	Gypsum board and emulsion paint
b)	Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom			
			Wall		Ceiling
		Living room and dining room	Emulsion paint on plastered wall		Emulsion paint
		Bedroom	Emulsion paint on plastered wall		Emulsion paint
c)	Internal floor	Material of floor and skirting for living room, dining room and bedroom			
			Floor		Skirting
		Living room and dining room	Porcelain tile		Timber
		Bedroom	Porcelain tile		Timber
d)	Bathroom	Type of wall, floor and ceiling finishes			
		Wall		Floor	Ceiling
		Porcelain tile		Homogenous tile	Aluminum false ceiling
		Whether the wall finishes run up to the ceiling		Up to level of bottom of false ceiling	
e)	Kitchen	Type of wall, floor, ceiling and cooking bench finishes			
		Wall	Floor	Ceiling	Cooking bench
		Glass: 5/F to 12/F, 15/F to 22/F – Flat A to G, 23/F and 25/F – Flat B and C Porcelain tile: 23/F and 25/F – Flat A	Porcelain tile	Gypsum board and emulsion paint: 5/F to 12/F, 15/F to 22/F – Flat A to G, 23/F and 25/F – Flat B and C Aluminum false ceiling: 23/F and 25/F – Flat A	Solid artificial surface material
		Whether the wall finishes run up to the ceiling		Glass: Up to level of bottom of wall mount kitchen cabinet. Porcelain Tiles: Up to level of bottom of false ceiling.	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item		Description			
a)	Doors		Material	Finishes	Accessories
		Entrance door	Solid core timber, fire rated door with wooden door frame	Timber veneered	Door closer, door stopper, door viewer, door chain and lockset
		Bedroom door	Solid core timber with wooden door frame	Timber veneered	Door stopper and lockset
		Shower room door	Solid core timber with wooden door frame	Flat A, C, D and G of 5/F to 12/F, 15/F to 22/F: timber veneered with louvre Flat B, E and F of 5/F to 12/F, 15/F to 22/F: timber veneered Flat A, B and C of 23/F and 25/F: timber veneered	Door stopper and lockset
		Kitchen door (Flat A on 23/F and 25/F only)	Solid core timber, fire rated door with wooden door frame	Timber veneered	Door stopper and fire rated vision glass panel
		Balcony door	Aluminum framed glass door: Sliding door: 5/F to 12/F, 15/F to 22/F - Flat B Swing door: 5/F to 12/F, 15/F to 22/F - Flat A, F & G	Fluorocarbon coated	Lockset
		Flat roof door	Aluminum framed glass door: Sliding door: 23/F - Flat A, B & C Swing door: 5/F - Flat B, 23/F - Flat A, B & C Aluminum door: Swing door: 5/F – Flat A & G	Fluorocarbon coated	Lockset

Item		Description				
a)	Doors			Material	Finishes	Accessories
		Utility platform door		Aluminum framed glass door: Sliding door: 5/F to 12/F, 15/F to 22/F - Flat A & G Swing door: 5/F to 12/F, 15/F to 22/F - Flat F	Fluorocarbon coated	Lockset
b)	Bathroom / Shower room	(i)	Type and material of fittings and equipment			
		Fittings and equipment		Type	Material	
		Cabinet		Basin countertop	Natural stone	
				Basin cabinet	Wood with plastic laminate	
				Mirror cabinet	Wood with plastic laminate and mirror	
		Shower room fittings		Wash basin mixer	Chrome plated	
				Wash basin	Vitreous china	
				Water closet	Vitreous china	
				Toilet paper holder	Chrome plated	
		(ii)	Type and material of water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable)			
		Bathing facilities		Type	Material	
		Shower		Shower compartment	Clear tempered glass	
				Shower set	Chrome plated	
		Bathtub		Not applicable	Not applicable	
		(iv)	Size of bathtub	Not applicable		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item		Description		
c)	Kitchen	(i)	Material of sink unit	Stainless steel
		(ii)	Material of water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply
		(iii)	Material and finishes of kitchen cabinet	Material
				Finishes
			Wood	Plastic laminate
		(iv)	Type of all other fittings and equipment	Chrome plated sink mixer Fire service installations and equipment: Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen(Except for Flat A of 23/F and 25/F)
d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Type	Material
			Not applicable	Not applicable
e)	Telephone	Location and number of connection points		Please refer to the "Schedule for Mechanical & Electrical Provisions"
f)	Aerials	Location and number of connection points		Please refer to the "Schedule for Mechanical & Electrical Provisions"
g)	Electrical installations	(i)	Electrical fittings (including safety devices)	Faceplate for all switches and power sockets. Single phase electricity supply with miniature circuit breaker distribution board is provided in all flats
		(ii)	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		(iii)	Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical and Electrical Provisions”
h)	Gas supply	Type		Towngas
		System		Gas supply pipe connected to gas water heater for all flats and gas hob for Flat A on 23/F and 25/F
		Location		For the location of gas connection points, please refer to the "Schedule for Mechanical & Electrical Provisions"

Item		Description		
i)	Washing machine connection point	Location		Please refer to the “Schedule of Mechanical and Electrical Provisions”
		Design		Drain point with design of 40 mm in diameter, and water point with design of 22 mm in diameter are provided for washer / dryer
j)	Water supply	(i)	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply
		(ii)	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		(iii)	Whether hot water is available	Hot water is available

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous

Item		Description				
a)	Lifts	(i)	Brand name	Chevalier		
			Model number	ELCOSMO-III series		
		(ii)	Number of lifts	2		
			Floor served by the lifts	Lift no. 1: B/F, G/F, 1/F, 3/F, 5/F - 12/F, 15/F - 23/F & 25/F (4/F, 13/F, 14/F & 24/F omitted)		
Lift no. 2: G/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F (4/F, 13/F, 14/F & 24/F omitted)						
b)	Letter box	Material		Stainless steel		
c)	Refuse collection	(i)	Means of refuse collection	The refuse is collected by cleaners.		
		(ii)	Location of refuse room	Refuse room is provided on each residential floor with central refuse collection chamber on G/F.		
d)	Water meter, electricity meter and gas meter	(i)	Location	Water meter	Electricity meter	Gas meter
				Inside common water meter cabinet on each residential floor	Inside common electricity meter room on each residential floor	Balcony - Flat B, F & G on 5/F - 12/F, 15/F - 22/F Utility Platform - Flat A on 5/F - 12/F, 15/F - 22/F Kitchen - Flat C, D & E on 5/F - 12/F, 15/F - 22/F; Flat A on 23/F & 25/F Shower Room - Flat B & C on 23/F & 25/F
		(ii)	Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security Facilities

Item	Description		
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel and smart card reader for the residents are provided at the main entrance hall on G/F. Individual residential flats are equipped with a door phone system connected to the main entrance hall security / caretaker counter.
		CCTV	CCTV cameras at the main entrance hall on G/F and all lifts are connected directly to the main entrance hall security / caretaker counter.

6. Appliances

Item	Description
Appliances	For brand name and model number of appliances, please refer to the "Appliances Schedule"

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

細項	描述			
a)	外牆	裝修物料的類型	平台：瓷磚、鋁百葉、鋁蓋板及窗牆	
			住宅大樓：瓷磚、鋁欄柵及鋁百葉	
b)	窗	框的用料	氟化碳噴塗鋁窗框	
		玻璃的用料	清玻璃、磨砂玻璃、灰磨砂玻璃及灰色有色玻璃	
c)	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
d)	花槽	裝修物料的類型	瓷磚	
e)	陽台或露台	裝修物料的類型	露台	
			地台	牆身
			過底磚	瓷磚
			鋁擋板天花板	
			陽台：不適用	
		是否有蓋	露台：所有露台均有蓋	
f)	乾衣設施		陽台：不適用	
		類型及用料	不適用	

2. 室內裝修物料

細項	描述			
a)	大堂	牆壁、地板及天花板的裝修物料的類型		
			牆壁	地板
			天花板	
		地下住宅入口升降機大堂	天然石、特色玻璃、木皮面	天然石
b)	內牆及天花板	客廳、飯廳及睡房的牆壁及天花板的裝修物料的類型		
			牆壁	天花板
		客廳及飯廳	批盪後鬆乳膠漆	乳膠漆
		睡房	批盪後鬆乳膠漆	乳膠漆
c)	內部地板	客廳、飯廳及睡房的地板及牆腳線的裝修物料的類型		
			地板	牆腳線
		客廳及飯廳	瓷磚	木
		睡房	瓷磚	木
d)	淋浴室	牆壁、地板及天花板的裝修物料的類型		
			牆壁	地板
			瓷磚	過底磚
			天花板	鋁質假天花
e)	廚房	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	
		牆壁、地板、天花板及灶台的裝修物料的類型		
		牆壁	地板	天花板
		灶台		
f)	浴室	玻璃：5 樓至 12 樓，15 樓至 22 樓 - 單位 A 至 G，23 樓及 25 樓 - 單位 B 及 C	瓷磚	石膏板及乳膠漆：5 樓至 12 樓，15 樓至 22 樓 - 單位 A 至 G，23 樓及 25 樓 - 單位 B 及 C
		瓷磚：23 樓及 25 樓 - 單位 A		鋁質假天花：23 樓及 25 樓 - 單位 A
g)	廚房	牆壁的裝修物料是否鋪至天花板	玻璃：裝修物料鋪至牆身廚櫃底	
			瓷磚：裝修物料鋪至假天花底	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項		描述		
a)	門		用料	裝修物料
		單位大門	實心防火木門配木門框	木皮面
		睡房門	實心木門配木門框	木皮面
		淋浴間門	實心木門配木門框	5 樓至 12 樓,15 樓至 22 樓 - 單位 A, C, D 及 G: 木皮面配百葉 5 樓至 12 樓,15 樓至 22 樓 - 單位 B, E 及 F: 木皮面 23 樓及 25 樓 - 單位 A, B 及 C: 木皮面
		廚房門 (只限 23 樓及 25 樓之 單位 A)	實心防火木門配木門框	木皮面
		露台門	鋁框玻璃門 趟門: 5 樓至 12 樓， 15 樓至 22 樓 - 單位 B 掩門: 5 樓至 12 樓,15 樓至 22 樓 - 單位 A, F 及 G	氟化碳噴塗
		平台門	鋁框玻璃門 趟門: 23 樓 - 單位 A, B 及 C 掩門: 5 樓 - 單位 B， 23 樓 - 單位 A, B 及 C 鋁門 掩門: 5 樓 - 單位 A 及 G	氟化碳噴塗
		工作平台門	鋁框玻璃門 趟門: 5 樓至 12 樓,15 樓至 22 樓 - 單位 A 及 G 掩門: 5 樓至 12 樓,15 樓至 22 樓 - 單位 F	氟化碳噴塗

細項		描述		
b)	浴室 /淋浴室	(i)	裝置及設備的類型及用料	
		裝置及設備	類型	用料
		櫃	洗手盆檯面	天然石
			洗手盆櫃	木配膠板裝飾
			鏡櫃	木配膠板裝飾及鏡
		淋浴室裝置	洗手盆水龍頭	鍍鉻
			洗手盆	搪瓷
			坐廁	搪瓷
			廁紙架	鍍鉻
		(ii)	供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		(iii)	沐浴設施(包括花灑或浴缸，如適用)	
		淋浴配置	類型	用料
		沐浴	沐浴間	強化清玻璃
			花灑套裝	鍍鉻
		浴缸	不適用	不適用
		(iv)	浴缸大小	不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項		描述		
c)	廚房	(i)	洗滌盆的用料	不銹鋼
		(ii)	供水系統的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		(iii)	廚櫃的用料及裝修物料	用料 裝修物料
				木 膠板
		(iv)	所有其他裝置及設備的類型	鍍鉻洗滌盆水龍頭 消防裝置及設備：開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭(23 樓及 25 樓 - 單位 A 除外)
d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	類型	用料
			不適用	不適用
e)	電話	接駁點的位置及數目		請參考「機電裝置數量說明表」
f)	天線	接駁點的位置及數目		請參考「機電裝置數量說明表」
g)	電力裝置	(i)	供電附件 (包括安全裝置)	提供電掣及插座之面板。所有單位提供單相電力並裝妥微型斷路器。
		(ii)	導管是隱藏或外露	導管是部分隱藏及部分外露。 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、蓋板、非混凝土間牆、指定之槽位或其他物料遮蓋。
		(iii)	電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」
h)	氣體供應	類型		煤氣
		系統		煤氣喉接駁至所有單位之煤氣熱水爐及 23 樓及 25 樓單位 A 之氣體爐
		位置		煤氣接駁點的位置請參閱「機電裝置數量說明表」

細項		描述		
i)	洗衣機接駁點	位置	請參閱「機電裝置數量說明表」	
		設計	設有供洗衣 / 乾衣機之去水位，設計直徑為 40 毫米，及來水位，設計直徑為 22 毫米。	
j)	供水	(i)	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		(ii)	水管是隱藏或外露	水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、蓋板、非混凝土間牆、指定之槽位或其他物料遮蓋。
		(iii)	有否熱水供應	有熱水供應

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. 雜項

細項		描述			
a)	升降機	(i)	品牌名稱	其士	
			產品型號	ELCOSMO-III series	
		(ii)	升降機的數目	2	
			到達的樓層	1 號升降機：地庫, 地下, 1 樓, 3 樓, 5 樓至 12 樓, 15 樓至 23 樓及 25 樓 (不設 4 樓, 13 樓, 14 樓及 24 樓) 2 號升降機: 地下至 3 樓, 5 樓至 12 樓, 15 樓至 23 樓及 25 樓 (不設 4 樓, 13 樓, 14 樓及 24 樓)	
b)	信箱	用料		不銹鋼	
c)	垃圾收集	(i)	垃圾收集的方法	垃圾由清潔工人收集及運送	
		(ii)	垃圾房的位置	每層住宅層設有垃圾房，另有中央垃圾收集房設於地下。	
d)	水錶、電錶及氣體錶	(i)	位置	水錶	氣體錶
				設於每層住宅層之公用水錶箱櫃內	露台 - 5 樓至 12 樓、15 樓至 22 樓之單位 B、F 及 G 工作平台 - 5 樓至 12 樓、15 樓至 22 樓之單位 A 廚房 - 5 樓至 12 樓、15 樓至 22 樓之單位 C、D 及 E，23 樓及 25 樓之單位 A 淋浴間 - 23 樓及 25 樓之單位 B 及 C
		(ii)	就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶

5. 保安設施

細項	描述		
保安設施	保安系統及設備 (包括嵌入的式裝備的細節及其位置)	入口通道控制及保安系統	住宅大廈地下入口大堂設有訪客對講系統及住戶專用智能卡系統。住宅單位設有對講機連接入口大堂保安/管理處。
		閉路電視	住宅大廈地下入口大堂及所有電梯內設有閉路電視，接通入口大堂保安/管理處。

6. 設備

細項	描述
設備	設備的品牌名稱及型號：請參考「設備說明表」

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	5/F - 12/F, 15/F - 22/F 5樓 - 12樓, 15樓 - 22樓							23/F & 25/F 23樓 & 25樓		
			A	B	C	D	E	F	G	A	B	C
Living Room / Dining Room 客廳/飯廳	Split Type Air- Conditioner 分體式冷氣機	Daikin 大金	FTXS35EVMA					FTXS25EVMA	FTXS35EVMA	FTXS50FVMA	FTXS35EVMA	
Bedroom / Bedroom 1 睡房/睡房1	Split Type Air- Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA									
Bedroom 2 睡房2	Split Type Air- Conditioner 分體式冷氣機	Daikin 大金	Not applicable 不適用							FTXS25EVMA	Not applicable 不適用	
Shower Room 淋浴室	Thermo Ventilator 浴室寶	Cristal 尼斯	DM 158									

Note:

- 1. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
- 2. 13/F, 14/F and 24/F are omitted.

備註:

- 1. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
- 2. 不設13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	5/F - 12/F, 15/F - 22/F 5樓 - 12樓, 15樓 - 22樓							23/F & 25/F 23樓 & 25樓		
			A	B	C	D	E	F	G	A	B	C
Kitchen 廚房	Cooker Hood 抽油煙機	SMEG	KSET666XE							Not applicable 不適用		
		Gaggenau	Not applicable 不適用							AF210161		
	Induction Hob 電磁爐	Cristal 尼斯	PE2926ID							Not applicable 不適用	PE2926ID	
	Single Burner Gas Hob 單頭氣體爐	Gaggenau	Not applicable 不適用							VG231334HK	Not applicable 不適用	
	Double Burner Gas Hob 雙頭氣體爐	Gaggenau	Not applicable 不適用							VG232334SG	Not applicable 不適用	
	Microwave Oven 微波爐	SMEG	FMI020X							Not applicable 不適用		
		Gaggenau	Not applicable 不適用							BMP224110 / BMP225110		
	Refrigerator 雪櫃	SMEG	U3C080P							Not applicable 不適用		
		Gaggenau	Not applicable 不適用							RT222203		
	Washer/Dryer 洗衣/乾衣機	SMEG	LSTA147HK							Not applicable 不適用		
		Gaggenau	Not applicable 不適用							WD200140		

Note:

1. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.

2. 13/F, 14/F and 24/F are omitted.

備註:

1. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

2. 不設13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	5/F - 12/F, 15/F - 22/F 5樓 - 12樓, 15樓 - 22樓							23/F & 25/F 23樓 & 25樓		
			A	B	C	D	E	F	G	A	B	C
Kitchen 廚房	Gas Water Heater 煤氣熱水 爐	TGC	Not applicable 不適用							TN JW161TF QL	Not applicable 不適用	
Living Room/Dining Room 客廳/飯廳			Not applicable 不適用		TN JW161TFQL			Not applicable 不適用				
Shower Room 淋浴室			Not applicable 不適用								TN JW161TFQL	
Balcony 露台			Not applicable 不適用	RBOX16QL	Not applicable 不適用			RBOX16QL		Not applicable 不適用		
Utility Platform 工作平台			RBOX16QL	Not applicable 不適用								

Note:

1. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.

2. 13/F, 14/F and 24/F are omitted.

備註:

1. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

2. 不設13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		5/F 5樓						
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	D	E	F	G
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1
Living Room/Dining Room 客廳/飯廳	Door Bell 門鈴		1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座		/	/	/	1	/	/	1
	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1	1
	Lighting Point 燈位		3	3	3	3	3	3	4
	Lighting Switch 燈掣		2	2	2	2	2	2	3
	Connection Point for Air-Conditioner Indoor Unit 室內冷氣機接駁點		1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1
Bedroom 睡房		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	/	1	1	1	/	/
	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1
	Connection Point for Air-Conditioner Indoor Unit 室內冷氣機接駁點		1	1	1	1	1	1	1

Note:
1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註:
1. 上表內「／」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		5/F 5樓						
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	D	E	F	G
Kitchen 廚房	Twin Socket Outlet 雙位電插座		/	/	/	/	/	/	/
	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式花灑頭		1	2	1	1	1	1	1
	Miniature Circuit Breaker Board 微型斷路器配電箱		1	1	1	1	1	1	1
		Connection Point for Kitchen Cabinet Light 廚櫃燈接駁點	1	1	1	1	1	1	1
		Single Socket Outlet for Induction Hob 單位電插座供電磁爐	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單位電插座供抽油煙機	1	1	1	1	1	1	1
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1
		Single Socket Outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	1	1	1	1	1	1
		Washer/Dryer Connection Point (Water Inlet of a design of 22mm in diameter) 洗衣/乾衣機接駁點(來水位設計直徑為22毫米)	1	1	1	1	1	1	1
		Washer/Dryer Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣/乾衣機接駁點(排水位設計直徑為40毫米)	1	1	1	1	1	1	1
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	/	/	/	/	/	/
	Lighting Point 燈位		2	2	2	2	2	2	2

Note:
1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註:
1. 上表內「／」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		5/F 5樓						
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	D	E	F	G
Shower room 淋浴室	Lighting Point 燈位		2	2	2	2	2	2	2
	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	1	1	1	1	1	1	1
		Connection Point for Light Trough 燈槽接駁點	2	2	2	2	2	2	2
		Fused Power Connection Point for Thermal Ventilator 浴室寶電接駁點連保險絲	1	1	1	1	1	1	1
	Thermal Ventilator 浴室寶		1	1	1	1	1	1	1
	Double Pole switch for Thermal Ventilator 浴室寶開關掣		1	1	1	1	1	1	1
	LED Lighting Point LED燈位		2	2	2	2	2	2	2
	Gas Water Heater Remote Control 煤氣熱水爐遙控器		1	1	1	1	1	1	1
Flat Roof 平台	Light 燈		3	2	/	/	/	/	2
	Lighting Switch 燈掣		/	/	/	/	/	/	/
	Weatherproof Type Single Socket Outlet 單位防水電插座		2	1	/	/	/	/	1
Balcony 露台	Balcony Light 露台燈		1	1	/	/	/	1	1
	Lighting Switch 燈掣		1	1	/	/	/	1	1
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	1	/	/	/	1	1
Air-conditioning Platform 冷氣機平台	Switch for Air-Conditioner Outdoor Unit 冷氣室外機開關掣		1	1	1	1	1	1	1
Utility Platform 工作平台	Balcony Light 露台燈		1	/	/	/	/	1	1
	Lighting Switch 燈掣		/	/	/	/	/	/	/
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	1	/	/	/	/	/	/

Note:
1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註:
1. 上表內「／」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		6/F-12/F and 15/F-22/F 6樓至12樓及15樓至22樓						
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	D	E	F	G
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1
Living Room/Dining Room 客廳/飯廳	Door Bell 門鈴		1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座		/	/	/	1	/	/	1
	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1	1
	Lighting Point 燈位		3	3	3	3	3	3	4
	Lighting Switch 燈掣		2	2	2	2	2	2	3
	Connection Point for Air-Conditioner Indoor Unit 室內冷氣機接駁點		1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	/	1	1	1	/	/
Bedroom 睡房	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1
	Connection Point for Air-Conditioner Indoor Unit 室內冷氣機接駁點		1	1	1	1	1	1	1

Note:
1. The symbol “/” as shown in the above table denotes “Not applicable”.
2. 13/F and 14/F are omitted.

備註:
1. 上表內「/」代表「不適用」。
2. 不設13樓及14樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		6/F-12/F and 15/F-22/F 6樓至12樓及15樓至22樓						
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	D	E	F	G
Kitchen 廚房	Twin Socket Outlet 雙位電插座		/	/	/	/	/	/	/
	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式花灑頭		1	2	1	1	1	1	1
	Miniature Circuit Breaker Board 微型斷路器配電箱		1	1	1	1	1	1	1
		Connection Point for Kitchen Cabinet Light 廚櫃燈接駁點	1	1	1	1	1	1	1
		Single Socket Outlet for Induction Hob 單位電插座供電磁爐	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單位電插座供抽油煙機	1	1	1	1	1	1	1
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1
		Single Socket Outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	1	1	1	1	1	1
		Washer/Dryer Connection Point (Water Inlet of a design of 22mm in diameter) 洗衣/乾衣機接駁點(來水位設計直徑為22毫米)	1	1	1	1	1	1	1
		Washer/Dryer Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣/乾衣機接駁點(排水位設計直徑為40毫米)	1	1	1	1	1	1	1
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	/	/	/	/	/	/
	Lighting Point 燈位		2	2	2	2	2	2	2

Note:
1. The symbol “/” as shown in the above table denotes “Not applicable”.
2. 13/F and 14/F are omitted.

備註:
1. 上表內「/」代表「不適用」。
2. 不設13樓及14樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		6/F-12/F and 15/F-22/F 6樓至12樓及15樓至22樓						
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	D	E	F	G
Shower room 淋浴室	Lighting Point 燈位		2	2	2	2	2	2	2
	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	1	1	1	1	1	1	1
		Connection Point for Light Trough 燈槽接駁點	2	2	2	2	2	2	2
		Fused Power Connection Point for Thermal Ventilator 浴室寶電接駁點連保險絲	1	1	1	1	1	1	1
	Thermal Ventilator 浴室寶		1	1	1	1	1	1	1
	Double Pole switch for Thermal Ventilator 浴室寶開關掣		1	1	1	1	1	1	1
	LED Lighting Point LED燈位		2	2	2	2	2	2	2
	Gas Water Heater Remote Control 煤氣熱水爐遙控器		1	1	1	1	1	1	1
Flat Roof 平台	Light 燈		/	/	/	/	/	/	/
	Lighting Switch 燈掣		/	/	/	/	/	/	/
	Weatherproof Type Single Socket Outlet 單位防水電插座		/	/	/	/	/	/	/
Balcony 露台	Balcony Light 露台燈		1	1	/	/	/	1	1
	Lighting Switch 燈掣		1	1	/	/	/	1	1
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	1	/	/	/	1	1
Air-conditioning Platform 冷氣機平台	Switch for Air-Conditioner Outdoor Unit 冷氣室外機開關掣		1	1	1	1	1	1	1
Utility Platform 工作平台	Balcony Light 露台燈		1	/	/	/	/	1	1
	Lighting Switch 燈掣		/	/	/	/	/	/	/
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	1	/	/	/	/	/	/

Note:
1. The symbol “/” as shown in the above table denotes “Not applicable”.
2. 13/F and 14/F are omitted.

備註:
1. 上表內「/」代表「不適用」。
2. 不設13樓及14樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		23/F 23樓			25/F 25樓		
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	A	B	C
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1
Living Room/Dining Room 客廳/飯廳	Door Bell 門鈴		1	1	1	1	1	1
	Single Socket Outlet 單位電插座		/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1
	Lighting Point 燈位		3	2	2	3	2	2
	Lighting Switch 燈掣		1	1	1	1	1	1
	Connection Point for Air-Conditioner Indoor Unit 室內冷氣機接駁點		1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1
	Smoke Detector 煙霧感應器		/	1	1	/	1	1
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	/	/	/	/	/
Bedroom/Bedroom 1 睡房/睡房 1	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1	1	1	1
	Lighting Point 燈位		2	1	1	2	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1
	Connection Point for Air-Conditioner Indoor Unit 室內冷氣機接駁點		1	1	1	1	1	1
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座		2	/	/	2	/	/
	Telephone Connection Point 電話接駁點		1	/	/	1	/	/
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	/	/	1	/	/
	Lighting Point 燈位		1	/	/	1	/	/
	Lighting Switch 燈掣		1	/	/	1	/	/
	Connection Point for Air-Conditioner Indoor Unit 室內冷氣機接駁點		1	/	/	1	/	/

Note:
1. The symbol “/” as shown in the above table denotes “Not applicable”.
2. 24/F is omitted.

備註:
1. 上表內「/」代表「不適用」。
2. 不設24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		23/F 23樓			25/F 25樓		
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	A	B	C
Kitchen 廚房	Twin Socket Outlet 雙位電插座		/	/	/	/	/	/
	Single Socket Outlet 單位電插座		1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式花灑頭		/	1	1	/	1	1
	Miniature Circuit Breaker Board 微型斷路器配電箱		1	1	1	1	1	1
		Connection Point for Kitchen Cabinet Light 廚櫃燈接駁點	1	1	1	1	1	1
		Single Socket Outlet for Induction Hob 單位電插座供電磁爐	/	1	1	/	1	1
		Single Socket Outlet for Gas Hob 單位電插座供氣體爐	1	/	/	1	/	/
		Single Socket Outlet for Cooker Hood 單位電插座供抽油煙機	1	1	1	1	1	1
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1
		Single Socket Outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	1	1	1	1	1
		Washer/Dryer Connection Point (Water Inlet of a design of 22mm in diameter) 洗衣/乾衣機接駁點(來水位設計直徑為22毫米)	1	1	1	1	1	1
		Washer/Dryer Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣/乾衣機接駁點(排水位設計直徑為40毫米)	1	1	1	1	1	1
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	1	/	/	1	/	/
	Lighting Point 燈位		2	3	3	2	3	3

Note:
1. The symbol “/” as shown in the above table denotes “Not applicable”.
2. 24/F is omitted.

備註:
1. 上表內「/」代表「不適用」。
2. 不設24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		23/F 23樓			25/F 25樓		
	Exposed Type 外露式	Non-exposed Type 非外露式	A	B	C	A	B	C
Shower room 淋浴室	Lighting Point 燈位		2	2	2	2	2	2
	Single Socket Outlet 單位電插座		1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	1	1	1	1	1	1
		Connection Point for Light Trough 燈槽接駁點	2	2	2	2	2	2
		Fused Power Connection Point for Thermal Ventilator 浴室寶電接駁點連保險絲	1	1	1	1	1	1
	Thermal Ventilator 浴室寶		1	1	1	1	1	1
	Double Pole switch for Thermal Ventilator 浴室寶開關掣		1	1	1	1	1	1
	LED Lighting Point LED燈位		2	2	2	2	2	2
	Gas Water Heater Remote Control 煤氣熱水爐遙控器		1	1	1	1	1	1
Flat Roof 平台	Light 燈		4	4	4	/	/	/
	Lighting Switch 燈掣		2	2	2	/	/	/
	Weatherproof Type Single Socket Outlet 單位防水電插座		2	2	2	/	/	/
Balcony 露台	Balcony Light 露台燈		/	/	/	/	/	/
	Lighting Switch 燈掣		/	/	/	/	/	/
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	/	/	/	/	/
Air-conditioning Platform 冷氣機平台	Switch for Air-Conditioner Outdoor Unit 冷氣室外機開關掣		1	1	1	1	1	1
Utility Platform 工作平台	Balcony Light 露台燈		/	/	/	/	/	/
	Lighting Switch 燈掣		/	/	/	/	/	/
		Power Connection Point for Gas Water Heater 煤氣熱水爐電接駁點	/	/	/	/	/	/

Note:

- The symbol “/” as shown in the above table denotes “Not applicable”.
- 24/F is omitted.

備註:

- 上表內「／」代表「不適用」。
- 不設24樓。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The Vendor (Owner) will pay/has paid the outstanding Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

賣方（擁有人）會／已繳付有關指明住宅物業之地稅直至及包括指明住宅物業之業權轉讓日期。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.

On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

The amount of deposits for water, electricity, gas and debris removal fee is yet to be ascertained at the date on which this sales brochure is printed.

Note:

The purchaser should pay to the Manager (not the Owner) of the Development the deposits for communal water and electricity meters and debris removal fee.

在向買方交付住宅物業在空置情況下的管有權時，買方須向擁有人補還水，電力及氣體的按金。

在交付時，買方不須向擁有人支付清理廢料的費用。

水、電力及氣體的按金及清理廢料的費用的款額於本售樓說明書印製日尚未決定。

備註：

買方須向發展項目管理人而非擁有人繳付公用水及電力錶按金及清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

As provided in the agreement for sale and purchase, defect liability warranty period for the specified residential property and the fittings, finishes and appliances is within 6 months after the date of completion of the sale and purchase of the residential property.

根據買賣合約，指明住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為該住宅物業買賣完成日期後計6個月內。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable

不適用

MODIFICATION

修訂

Not Applicable

不適用

RELEVANT INFORMATION 有關資料

According to the relevant building regulations, owners are prohibited from removing or replacing the FRR wall(s) (fire resistant rating wall(s)) (if any) inside a residential unit with materials of non-FRR

Please refer to the “Floor Plans of Residential Properties in the Development” section of this Sales Brochure on pages 18 to 22 for more details on the location of the FRR wall(s).

Acoustic windows are installed in some residential units of the Development, which are part of the Noise Mitigation Measures implemented in the Development pursuant to the noise impact assessment report approved by the Director of Lands, as required under Special Condition No.38 of the Land Grant. Owners are prohibited from altering or converting the acoustic windows (if any) installed in the residential unit.

Please refer to the “Floor Plans of Residential Properties in the Development” section of this Sales Brochure on pages 18 to 22 for more details on the location of the acoustic windows.

根據有關建築規例，業主不得移除或以其他非耐火等級物料更換住宅單位內的耐火等級牆（如有）。

有關耐火等級牆位置之詳情，請參閱本售樓說明書第18至第22頁之「發展項目的住宅物業的樓面平面圖」。

發展項目部分住宅單位設有隔音窗，其為（按批地文件特別條件第38條規定）根據地政署署長批准之噪音影響評估報告於發展項目中所施行的噪音緩解措施的一部分。業主不得改動或更換安裝於住宅單位內的隔音窗（如有）。

有關隔音窗的位置之詳情，請參閱本售樓說明書第18至第22頁之「發展項目的住宅物業的樓面平面圖」。

WEBSITE ADDRESS OF THE DEVELOPMENT 發展項目的互聯網網站的網址

The website address designated by the Vendor for the Development:

賣方就發展項目指定的互聯網網站的網址：

www.thegarrison.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

	Disregarded GFA under Regulation 23(3)(b) of the Building (Planning) Regulations (B(P)R)	Area (m²)
1	Carpark and loading/unloading area excluding public transport terminus	542.015
2	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, such as lift machine room, TBE room, refuse storage chamber, etc	61.510
2.2	Mandatory feature or eseential plant room, area of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tanks, etc.	Not Applicable
2.3	Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc	41.180
Disregarded GFA under Regulation 23A(3) of the B(P)R		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
Green Features under JPNs		
5	Balcony for residential buildings	68.000
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential buildings	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11	Non-structural prefabricated external wall	Not Applicable
12	Utility platform	37.659
13	Noise barrier	Not Applicable
Amenity Features		
14	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	3.107
15	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	177.194
16	Covered landscaped and play area	Not Applicable
17	Horizontal screen/covered walkway, trellis	Not Applicable
18	Larger lift shaft	86.461
19	Chimney shaft	Not Applicable
20	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	Not Applicable
21	Pipe duct, air duct for mandatory feature or essential plant room	74.398
22	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

	Amenity Features	Area (m ²)
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27	Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	Not Applicable
Other Items		
28	Refuge floor including refuge floor cum sky garden	Not Applicable
29	Covered area under large projecting/overhanging feature	Not Applicable
30	Public transport terminus (PTT)	Not Applicable
31	Party structure and common staircase	Not Applicable
32	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
33	Public passage	Not Applicable
34	Covered set back area	Not Applicable
Bonus GFA		
35	Bonus GFA	Not Applicable

Note: The above table is based on the requirement as stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

Environmental Assessment of the building and Information on the estimated energy performance or consumption for the common parts of the development

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(＃)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

	根據《建築物(規劃)規例》(《規劃規例》)第23(3)(b)條不計算的總樓面面積	面積(平方米)
1	停車場及上落客貨地方(公共交通總站除外)	542.015
2	機房及相類設施	
2.1	所佔面積受相關(作業備考)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾房等	61.510
2.2	所佔面積不受任何(作業備考)或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	不適用
2.3	非強制性或非必要機房，例如空調機房、風機房等	41.180
根據《規劃規例》第23A(3)條不計算的總樓面面積		
3	供人離開或到達旅館時上落汽車的地方	不適用
4	旅館的輔助性設施	不適用
根據(聯合作業備考)提供的環保設施		
5	住宅樓宇露台	68.000
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓宇的公用平台花園	不適用
9	隔聲鰭	不適用
10	翼牆、捕風器及風斗	不適用
11	非結構預製外牆	不適用
12	工作平台	37.659
13	隔音屏障	不適用
適意設施		
14	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	3.107
15	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行通道等	177.194
16	有上蓋的園景區及遊樂場	不適用
17	橫向屏障/有蓋人行道、花棚	不適用
18	擴大升降機井道	86.461
19	煙囪管道	不適用
20	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	不適用
21	強制性設施或必要機房所需的管槽、氣槽	74.398
22	非強制性設施或非必要機房所需的管槽、氣槽	不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

	適意設施	面積(平方米)
23	環保系統及設施所需的機房、管槽、氣槽	不適用
24	非住用發展項目中電影院、商場等的較高的淨高及前方中空	不適用
25	非住用發展項目的公用主要入口(尊貴入口)上方的中空	不適用
26	複式住宅單位及洋房的中空	不適用
27	其他伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
28	庇護層，包括庇護層兼空中花園	不適用
29	大型伸出／外懸設施下的有蓋面積	不適用
30	公共交通總站	不適用
31	共同構築物及樓梯	不適用
32	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
33	公眾通道	不適用
34	因樓宇後移導致的覆蓋面積	不適用
額外總樓面面積		
35	額外總樓面面積	不適用

註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME

按地政總署署長同意方案要求列出的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.

5. Special Condition No.(2) of the Government Grant stipulates that:-

- (a) The Grantee acknowledges that there is erected adjacent to the Lot on the piece or parcel of ground now known and registered in the Land Registry as Sha Tin Town Lot No.24 (“**the Adjoining Land**”) a retaining wall No. 7SW-D/R53 as indicated by a red line with triangles on the plan annexed to the Government Grant, and that there are erected within the Lot associated wall structures of the retaining wall feature, including but not limited to wall footings (“**the Retaining Wall Structures**”).
- (b) Except with the prior written approval of the Director of Lands (“**the Director**”), the Grantee shall not demolish, alter or interfere with the Retaining Wall Structures.
- (c) The Grantee shall throughout the term of the Government Grant permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and the owner of the Adjoining Land and his contractors, agents and any persons authorized by him, the right of ingress, egress and regress to, from and through the area shown coloured pink hatched black on the plan annexed to the Government Grant (“**the Pink Hatched Black Area**”) at all reasonable times with or without tools, equipment, plant, machinery or motor vehicles for the purposes of inspecting, checking, maintaining, repairing and upgrading the retaining wall No. 7SW-D/R53 or any part thereof and the Retaining Wall Structures.

6. Special Condition No.(3) of the Government Grant stipulates that:-

- (a) The Grantee shall:-
 - (i) within 54 calendar months from the date of the Government Grant (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:-
 - (I) lay and form that portion of future public road shown coloured green on the plan annexed to the Government Grant (“**the Green Area**”); and
 - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (“**the Structures**”) so that building, pedestrian traffic and emergency vehicular traffic may be carried on the Green Area;

- (ii) within 54 calendar months from the date of the Government Grant (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No.(4).

7. Special Condition No.(4) of the Government Grant stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No.(3), the Grantee shall on the date of the Government Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Government Grant has been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) or otherwise.

8. Special Condition No.(5) of the Government Grant stipulates that:-

The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(3).

9. Special Condition No.(6) of the Government Grant stipulates that:-

- (a) The Grantee shall at all reasonable times while he is in the possession of the Green Area:
 - (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(3)(a) and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(3)(b) and any other works which the Director may consider necessary in the Green Area;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
 - (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any other waterworks installations within the Green Area.
- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

Note:

The “Grantee” as mentioned in this section means the Purchaser under the Government Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME

按地政總署署長同意方案要求列出的資料

- 買方須於正式買賣合約(「**買賣合約**」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。
- 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。
- 賣方將會或已經(視屬何情況而定)支付所有關於發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期(包括該日)期間之未付地稅。
- 已簽署買賣合約之買方有權查閱，亦可要求取得有關完成興建發展項目所需的總建築費及總專業服務費與及截至提出該要求之前一個月月底為止已花費及支付的總建築費及總專業服務費之最新資料副本一份，惟買方須就每項上述獲得副本之要求繳付不超過港幣一百元之象徵式費用。
- 批地文件特別條件第(2)條規定:-
 - 承授人確認毗連該地段並在土地註冊處稱為和註冊為沙田市地段第24號的整片或整幅土地(「**毗連土地**」)上已建有於批地文件附錄圖則上以紅色線連三角形標示的一幅編號為7SW-D/R53的護土牆，而該地段內已建有護土牆的相關牆構築物，包括但不限於牆基(「**護土牆構築物**」)。
 - 除非得到地政總署署長(「**署長**」)事先書面批准，承授人不得拆除、改動或干擾護土牆構築物。
 - 承授人須於批地年期的期間內允許政府、署長及其人員、承建商及代理人及署長授權的任何人士以及毗連土地的業主及其承建商、代理人及其授權的任何人士，不論是否備有工具、設備、機械、機器或車輛，有權於一切合理時間進出、返回及通過在批地文件附錄圖則上以粉紅色間黑斜線顯示的範圍(「**粉紅色間黑斜線範圍**」)，以視察、檢查、保養、維修及改善編號為7SW-D/R53的護土牆或其部分及護土牆構築物。
- 批地文件特別條件第(3)條規定:-
 - 承授人須：-
 - 由批地文件之日起54個曆月內(或署長可批准之其他延長時間)，自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意：
 - 鋪設及平整在批地文件附錄圖則上以綠色顯示之未來公眾道路部份(「**綠色範圍**」)；及
 - 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物(「**該等構築物**」)以便建造、車輛及行人交通在綠色範圍上進行；
 - 由批地文件之日起54個曆月內(或署長可批准之其他延長時間)，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及
 - 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(4)條交還綠色範圍的管有權為止。
- 批地文件特別條件第(4)條規定:-

僅為了進行特別條件第(3)條指定的必要工程，承授人在批地文件日期獲授予綠色範圍的管有權。綠色範圍須在政府要求時交還予政府，而於任何情況下，倘若署長發信表示其滿意接受批地文件規定已經履行，則綠色範圍於發信日期即被視作已由承授人交還予政府。承授人管有綠色範圍期間，須於一切合理時間允許所有政府及公共車輛及行人自由通行及經越綠色範圍，並須確保按特別條件第(3)條及或其他進行的工程不會干擾或妨礙通行。
- 批地文件特別條件第(5)條規定:-

除非獲得署長事先書面同意，承授人不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行特別條件第(3)條指定工程以外用途。

- 批地文件特別條件第(6)條規定:-
 - 承授人管有綠色範圍期間，須於所有合理時間：-
 - 允許政府、署長及其人員、承辦商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照特別條件第(3)(a)條進行的任何工程，並且進行、視察、檢查及監督按特別條件第(3)(b)條進行的工程以及綠色範圍內署長認為必要的其他工程；
 - 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍，以於綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水渠、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體(如有)及其他服務。承授人須與政府及政府正式授權的相關公用事業公司全面合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及
 - 允許水務監督人員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及改動綠色範圍內任何其他水務裝置的工程。
 - 就任何因政府、署長、其官員、承辦商、代理人及任何其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司行使權利而起的或隨之而來的任何對承授人或任何其他人士所造成或承授人或任何其他人士所蒙受的損失、破壞、滋擾或干擾，政府、署長、其官員、承辦商、代理人及其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司概不承擔任何責任。

註：本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

DATE OF PRINTING OF SALES BROCHURE

售樓說明書印製日期

3 July 2018

2018年7月3日

POSSIBLE FUTURE CHANGE

日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD

檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
5th July 2018 2018年7月5日	19	Revise the Floor Plans of Residential Properties in the Development 修正發展項目的住宅物業的樓面平面圖
	23, 24	Revise the Area of Residential Properties in the Development 修正發展項目中的住宅物業的面積
6th July 2018 2018年7月6日	18, 19	Revise and Update the Floor Plans of Residential Properties in the Development 修正及更新發展項目的住宅物業的樓面平面圖
	54, 55, 56, 58, 59, 60	Revise the Fittings, Finishes and Appliances 修正裝置、裝修物料及設備
18th July 2018 2018年7月18日	54, 58, 61, 63	Revise the Fittings, Finishes and Appliances 修正裝置、裝修物料及設備
18th October 2018 2018年10月18日	14	Revise and Update Location Plan of the Development 修正及更新發展項目的所在位置圖
	15	Revise and Update Aerial Photograph of the Development 修正及更新發展項目的鳥瞰照片
	20	Revise and Update the Floor Plans of Residential Properties in the Development 修正及更新發展項目的住宅物業的樓面平面圖
	56, 60	Revise the Fittings, Finishes and Appliances 修正裝置、裝修物料及設備

